



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

February 16, 2023

MEMO

To: Michael Levine, Chair, Planning Commission

From: Irene Gallion, Senior Planner

Through: Jill Maclean, AICP, Director

Parcel No.: 5B1401010010

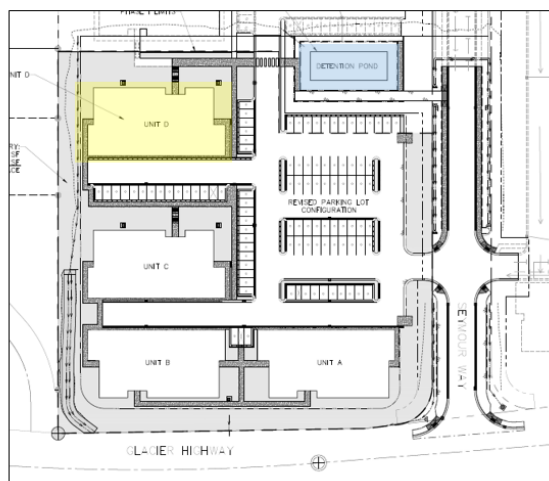
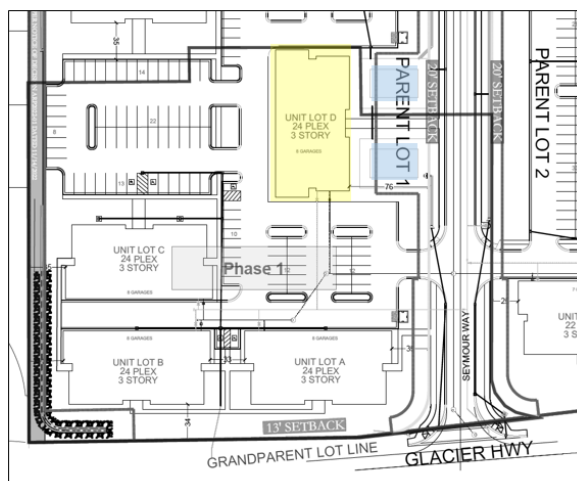
Legal Description: USS 1568 TR B1

Case Number: ARF2023 0001

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

Proposal:

In the attached application (Attachment A, B and C), the Applicant explains that geotechnical investigation has resulted in reorientation of Unit Lot B and modification of drainage retention. To summarize, the image below left shows the original orientation, and below right shows the revised orientation:



The original orientation is shown in Attachment D. The proposed orientation is shown in Attachment C.

Planning Commission Authority

Because the Planning Commission approved the original plan, the Commission must approve modifications unless otherwise conditioned to provide the Director the authority.

A reminder that there are two elements to an Alternative Residential Subdivision – the plan and the plat. If the Commission approves amending the plan to relocate Unit Lot D, the final plat (number not yet assigned) will reflect the change.

Background

The preliminary plan (ARP2022 0001) was approved at the November 8, 2022 meeting.

The final plan (ARF2022 0001) and the preliminary plat (SMP2022 0001) were approved at the December 12, 2022 meeting.

Agendas, support materials and meeting minutes from those meetings can be found at:

<https://juneau-ak.municodemeetings.com/>

Findings:

This modification does not change the findings from ARF2022 0001:

1. Has the applicant complied with any conditions required in the notice of decision approving the preliminary plan?

Analysis: Yes. The Applicant is proposing unique names for the subdivision roads, in accordance with revised guidance.

Finding: **Yes.** All conditions of preliminary plan approval have been met, modified or are operational/on-going.

2. Has the applicant submitted homeowners' association (HOA), or similar, documents to be recorded with the final plat?

Analysis: No additional analysis needed.

Finding: **Yes.** The applicant has submitted HOA documents to be recorded with the Alternative Residential Subdivision final plat.

3. Does the final plan substantially conform to the approved preliminary plan and requirements of CBJ Title 49.15 Article 900?

Analysis: The Final Plan for Phase 1 substantially conforms to the preliminary plan. In addition, snow storage, trash and open space details have been updated for the preliminary plan.

Finding: **Yes.** The final plan substantially conforms to the approved preliminary plan.

Recommendation:

Staff recommends the Planning Commission adopt the director's analysis and findings and **APPROVE WITH CONDITIONS** the final plan modification for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone.

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.

Proposed motion (only needed if pulled from Consent):

If the Commissioner would like to discuss proposed changes: I move AME2021 0001 for discussion.

If the Commissioner would like to approve per the Director's recommendation: I move the Commission adopt the Director's analysis and findings, and approve AME2023 0001, Final Plan Modification for Phase 1, developing 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 zone. Conditions approved under ARF2022 0001 remain in place. I ask for unanimous consent.

If the Commissioner would like to modify the Director's recommendation: I move approval of AME2021 0001, Final Plan Modification for Phase 1, and adopt the Director's analysis and findings with the following modifications: ...(List changes to scope, findings and conditions).

ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Project Narrative
Attachment C	Revised project plan
Attachment D	Site plan from ARF2022 0001
Attachment E	Abutters Notice
Attachment F	Public Notice Sign
	Agency comments - none
	Public Comments - none



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 7400 Glacier Highway, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 1568 Tract B1, Juneau Recording District, First Judicial District		
	Parcel Number(s) 5B1401010010		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner	Contact Person	
	Rooftop Properties, LLC	Garrett Johnson	
	Mailing Address	445 N 2000 W, Suite 7, Springville, UT 84663	Phone Number(s) (801) 262-9315 (801) 712-2631
	E-mail Address	garrett@pci1980.com	
LANDOWNER/ LESSEE CONSENT			
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Garrett Johnson Landowner/Lessee (Printed Name) </div> <div style="width: 45%;"> Manager Title (e.g.: Landowner, Lessee) </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> X Landowner/Lessee (Signature) </div> <div style="width: 35%;"> 02/03/2023 Date </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Landowner/Lessee (Printed Name) </div> <div style="width: 45%;"> _____ Title (e.g.: Landowner, Lessee) </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> X _____ Landowner/Lessee (Signature) </div> <div style="width: 35%;"> _____ Date </div> </div>			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)		Contact Person	
Same			
Mailing Address	Phone Number(s)		
E-mail Address			
X Applicant's Signature		02/03/2023 Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Attachment A- Application

Case Number	Intake Initials
Date Received	



ALTERNATIVE RESIDENTIAL SUBDIVISION APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Ridgeview Subdivision Phase 1 - Four unit lots with ninety-six apartments/condos.

TYPE OF ALTERNATIVE RESIDENTIAL SUBDIVISION APPROVAL REQUESTED (please see submittal requirements on reverse)

☐ Alternative Residential Subdivision (ARP)
Preliminary Plan Approval

☐ Alternative Residential Subdivision (ARF)
Final Plan Approval (or Extension)

☐ Amendment to Approved (ARP)
Preliminary Plan*

☒ Amendment to Approved (ARF)
Final Plan*

* Minor amendments will be reviewed by the Director; Major amendments will be reviewed by the Planning Commission.

LEGAL DESCRIPTION(S) OF PROPERTY INVOLVED

Number of Existing Parcels 1

Total Land Area 3.06 ac

Number of Resulting Parcels 1

PROPOSED USE OF LAND AND BUILDING(S)

Zoning District(s) D18

Percent Open Space 31.8%

Right-of-Way Frontage Proposed _____

Percent Buffer _____

Number of Dwelling Units Proposed 96

Density Proposed _____

Parking Proposed 115

Density Bonus ☒ YES ☐ NO

ALL REQUIRED MATERIALS ATTACHED

☐ Complete application per CBJ 49.15.940 (preliminary) or CBJ 49.15.950 (final)

☐ Pre-Application Conference notes

☐ Narrative including:

☐ Current use of land or building(s)

☐ Unique characteristics of land or building(s)

☐ How the proposed project conforms to the Comprehensive Plan and CBJ Title 49

☐ How the proposed project effects public health, safety, and welfare

☐ How the proposed project is in harmony with the surrounding neighborhood

☐ Preliminary development plan (detailed on page 2)

☐ Density Bonus

☐ Open Space

☐ Stream Setback

☐ Lower Income Households / Workforce Households

☐ Unusual Enhancements

☐ Public Right-of-Way Access

☐ Shared Use Pathways

☐ 5-Star Plus Energy Efficiency

☐ 6-Star Energy Efficiency

☐ High-efficiency Primary Heating Methods

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

Date Received

Alternative Residential Subdivision Application Instructions

Alternative Residential Subdivision outlined in CBJ 49.15.900

Each application for an Alternative Residential Subdivision is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make decisions tailored to individual applications. The Commission may stipulate conditions to mitigate external adverse impacts from the proposed use. If it is determined that these impacts cannot be satisfactorily overcome, the permit shall be denied.

Pre-Application Conference: A pre-application conference is required prior to submitting an application. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at Permits@juneau.org.

Application: An application for an Alternative Residential Subdivision will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Alternative Residential Subdivision Application and a Development Permit Application forms.
2. **Fees:** The fee is dependent upon the number of residential structures involved. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** outlined in CBJ 49.15.940(b)(2). (Surveyed Plans Required)
 - a. The amount of land for housing, open space, buffer, access, parking, and pedestrian circulation
 - b. The number and types of housing units and proposed density
 - c. The natural features to be protected and hazards to be avoided
 - d. The public, if any, and private services to be provided

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies;
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Preliminary Plan Approval

Application Review & Hearing Procedure:

Review: The Community Development Department shall determine when the Alternative Residential Subdivision Application is complete and advise the developer. Within 60 days of determining that an application is complete, the Director shall schedule the preliminary plan for a public hearing.

Hearing: All Alternative Residential Subdivision applications must be reviewed by the Planning Commission. The Commission shall review the preliminary plan and approve, approve with conditions, or deny pursuant to 49.15.940.

Public Notice Responsibilities: As part of the Preliminary Plan Approval, proper public notice must be given as outlined in CBJ 49.15.230 which consists of the following:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please speak with the Community Development Department for more information.

Final Plan Approval

After completion of all conditions and Commission approval of the preliminary plan in accordance with the Conditional Use permit procedures, the final plan shall be submitted for review and approval according to the following:

1. An application, fee, and a final plan must be submitted for Commission review.
2. Formation of a homeowners' association, or similar entity, is required, outlined in CBJ 49.15.950(b)(1)-(4).
3. The Commission may approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.

Phased Development: An applicant may develop an Alternative Residential Subdivision in phases, provided:

1. The initial application includes a preliminary development plan sufficient to assess the cumulative effects of the entire Alternative Residential Subdivision on the neighborhood and the environment according to the standards in subsection 49.15.940.
2. Each phase shall be so designed and implemented that, when considered with reference to any previously constructed phases but without reference to any subsequent phases, it meets the design standards applicable to the entire Alternative Residential Subdivision. Construction and completion of open space and common facilities serving each phase in an Alternative Residential Subdivision shall proceed at a rate no slower than that of other structures in the phase. No phase shall be eligible for final plan approval until all components of all preceding phases are substantially complete and homeowners' association documents have been approved.
3. Each phase of an Alternative Residential Subdivision shall be reviewed according to the provisions of this chapter then current. Each phase of an Alternative Residential Subdivision shall maintain design continuity with earlier phases. At no point during a phased development shall the cumulative density exceed that established in the approved preliminary plan.

Amendments

The developer of an Alternative Residential Subdivision may request an amendment to an approved preliminary or final Alternative Residential Subdivision plan. The request shall state the reasons for the amendment and shall be submitted in writing to the director, who shall inform the developer within 15 days whether the request shall be processed as a minor amendment or major amendment.

1. A minor amendment is a change consistent with the conditions of the original plan approval and would result in:
 - a. Insignificant change in the outward appearance of the development;
 - b. Insignificant impacts on surrounding properties;
 - c. Insignificant modification in the location or siting of buildings or open space;
 - d. No reduction in the number of parking spaces below that required;
 - e. A delay of no more than one year in the construction or completion schedule for the project or, in the case of a phased project, the phase for which the amendment is requested.
2. All other amendments shall be reviewed by the Commission upon payment of a filing fee and in accordance with the requirements of the original plan approval.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Project Narrative

Ridgeview Subdivision 7400 Glacier Highway

Legal description of property to be subdivided:

USS 1568, Tract B1, Juneau Recording District, First Judicial District

Existing structures on the land:

There are no existing structures.

Zoning district:

D18 Multi Family

Density:

18-units/acre with density bonuses awarded in ARS Preliminary Plan.

Access:

Glacier Highway

Current and proposed use of any structures:

There are no current structures on the property. The proposed use of the structures to be built on the subdivision is multi-family housing with condominiums/apartments and townhomes.

Utilities available:

Yes, utilities are available along Glacier Highway.

Unique characteristics of the land or structure(s):

There are steep grades on portions of the property.

The Planning Commission approved Rooftop Properties, LLC Final Plan application on December 15, 2022, File No. ARF2022 0001.

Reason for this amendment:

This amendment to ARF2022 0001, Final Alternative Residential Subdivision Plan for Phase 1, is necessary due to issues between the Civil Design and the existing grades and soil conditions. As the Civil Design progressed and a Geotechnical Study performed following the December 15, 2022 ARF approval, the engineers determined that the orientation of Unit Lot D was not constructable and needed to be rotated counterclockwise ninety (90) degrees and moved to the West to align with Unit Lots B and C.

The open space, minimum parking and other requirements established in ARF2022 0001 have been maintained with this change; and there are no changes to the conditions of approval. The following tables summarize the Parking and Open Space Analyses.

Table 1 – Phase 1 Parking Analysis

	Units	One Bedroom	Two Bedroom	Total Parking Required	Garage Parking	Surface Parking Needed	Surface Parking Provided	Total Parking Provided	ADA Required	ADA Provided
Unit Lot A	24	16	8	28	8	20				
Unit Lot B	24	16	8	28	8	20				
Unit Lot C	24	16	8	28	8	20				
Unit Lot D	24	16	8	28	8	20				
Total	96	64	32	112	32	80	83	115	5	6

Table 2 – Phase 1 Open Space

	Total Area	Open Space Area	% Open
Phase 1	133,492 SF	42,492 SF	31.8%

These changes maintain the required buffer with the Vista Del Sol neighbors; and, as a benefit to the project due to this change is consolidating the detention pond and increasing the separation from Unit Lot D.

The changes are illustrated in the following graphic. See also the attached Sheet PH1, prepared by the civil engineer, Homeshore Engineering.

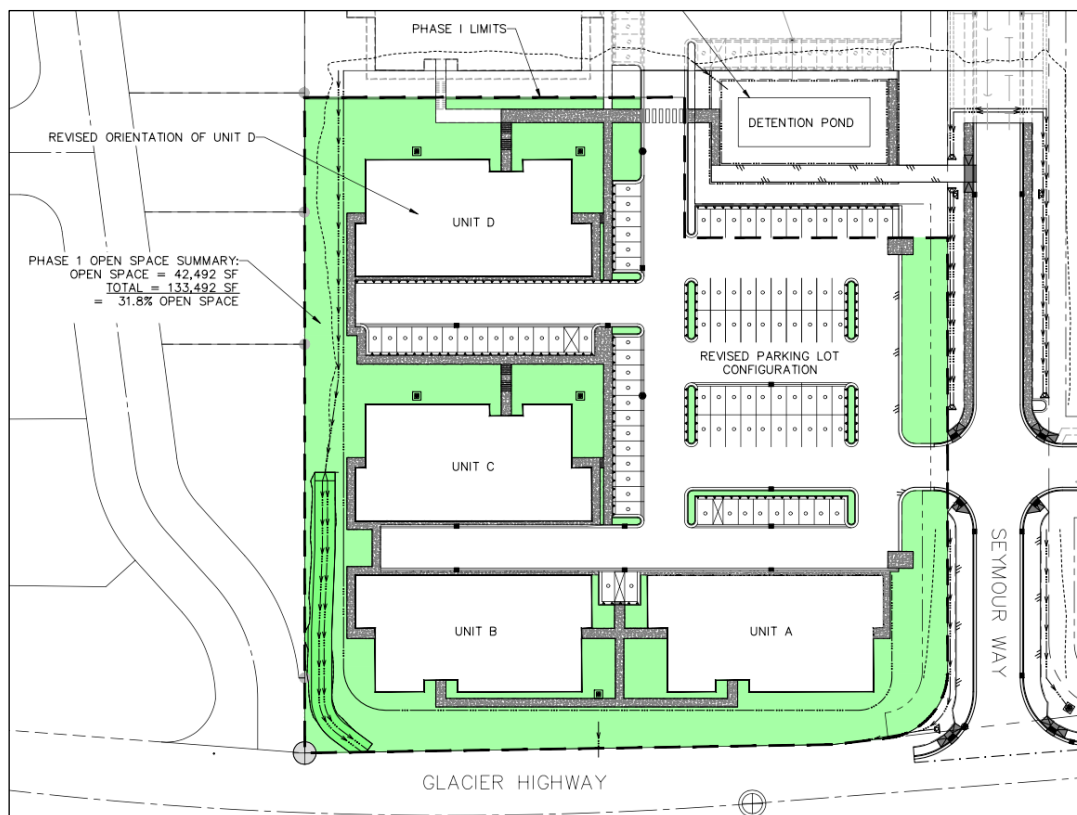
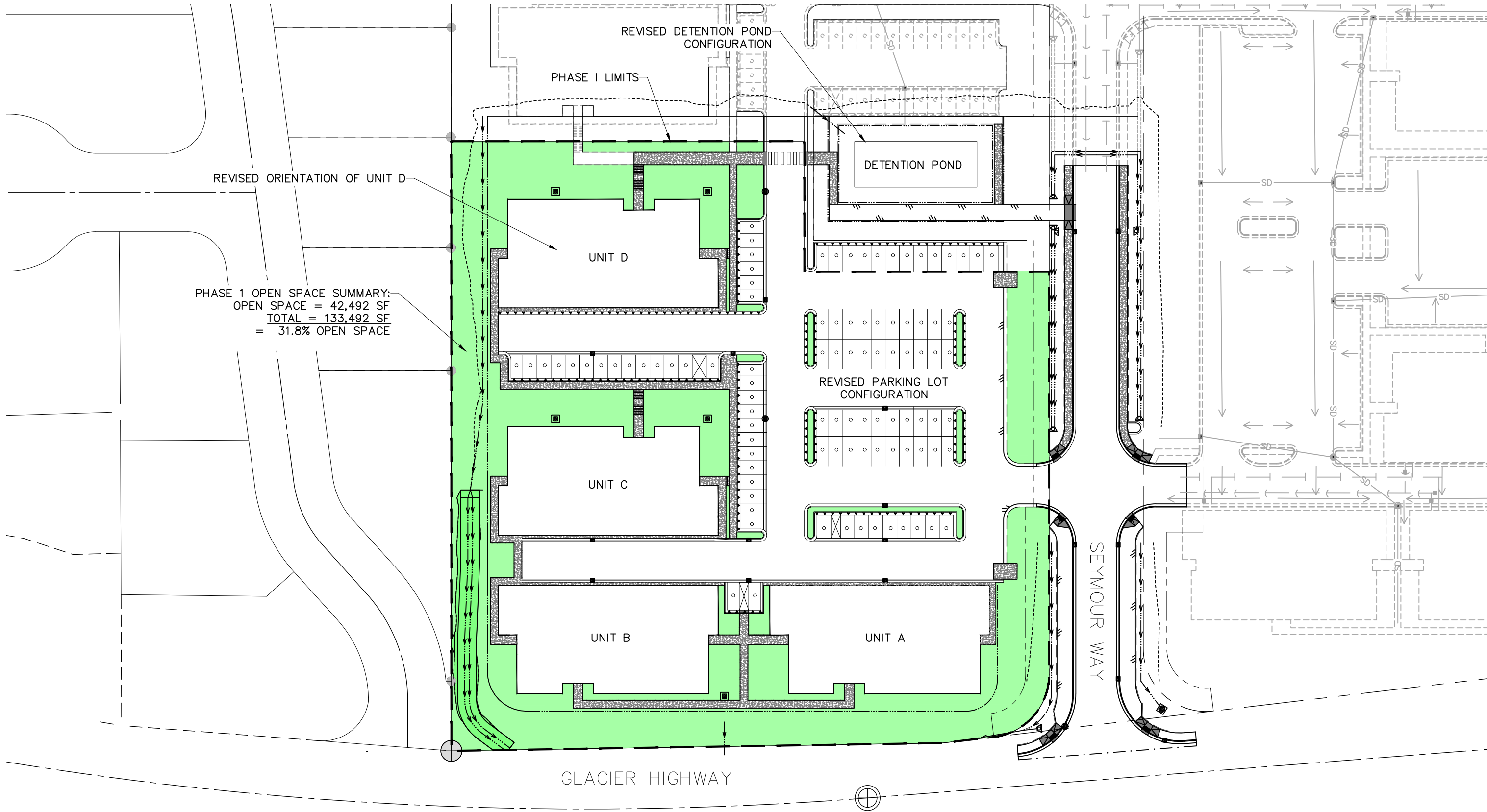


Figure 1 - Phase 1 Final Plan

C:\Users\Toby\Homeshore LLC\Homeshore - Shared\Projects\23-002 Ridgeview Subdivision - PH I Construction Docs\60 CAD\MC_RD_QV_23-002.dwg SAVED DATE: 2023-2-3 USER: TOBY



REVISIONS			
No.	DATE	DESCRIPTION	BY



6035 Sunset Street
Juneau, Alaska 99801
907-463-5395

Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



RIDGEVIEW SUBDIVISION - PHASE I

ARF2022 0001 AMENDMENT
SUMMARY OF PROPOSED CHANGES

PROJECT 23-002
DATE 02/02/2023

SHEET
PH I

Attachment C- Revised project plan

12/6/2022

AK21001

12/6/2022

AK21001

NO. 1

REVISION XXXX

DATE XX-XX-XX

811

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

ALASKA 20 ACRE

JUNEAU, ALASKA

PC1

ATT:BRANDON GRAY

801-358-5381

BRANDON@PC11980.COM

DESIGN GROUP

LANDSCAPE ARCHITECTURE / PLANNING & VISUALIZATION

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 753-5644

www.pki.designgroup.com

LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IP-COLOR

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT PLANNER

LICENSE STAMP

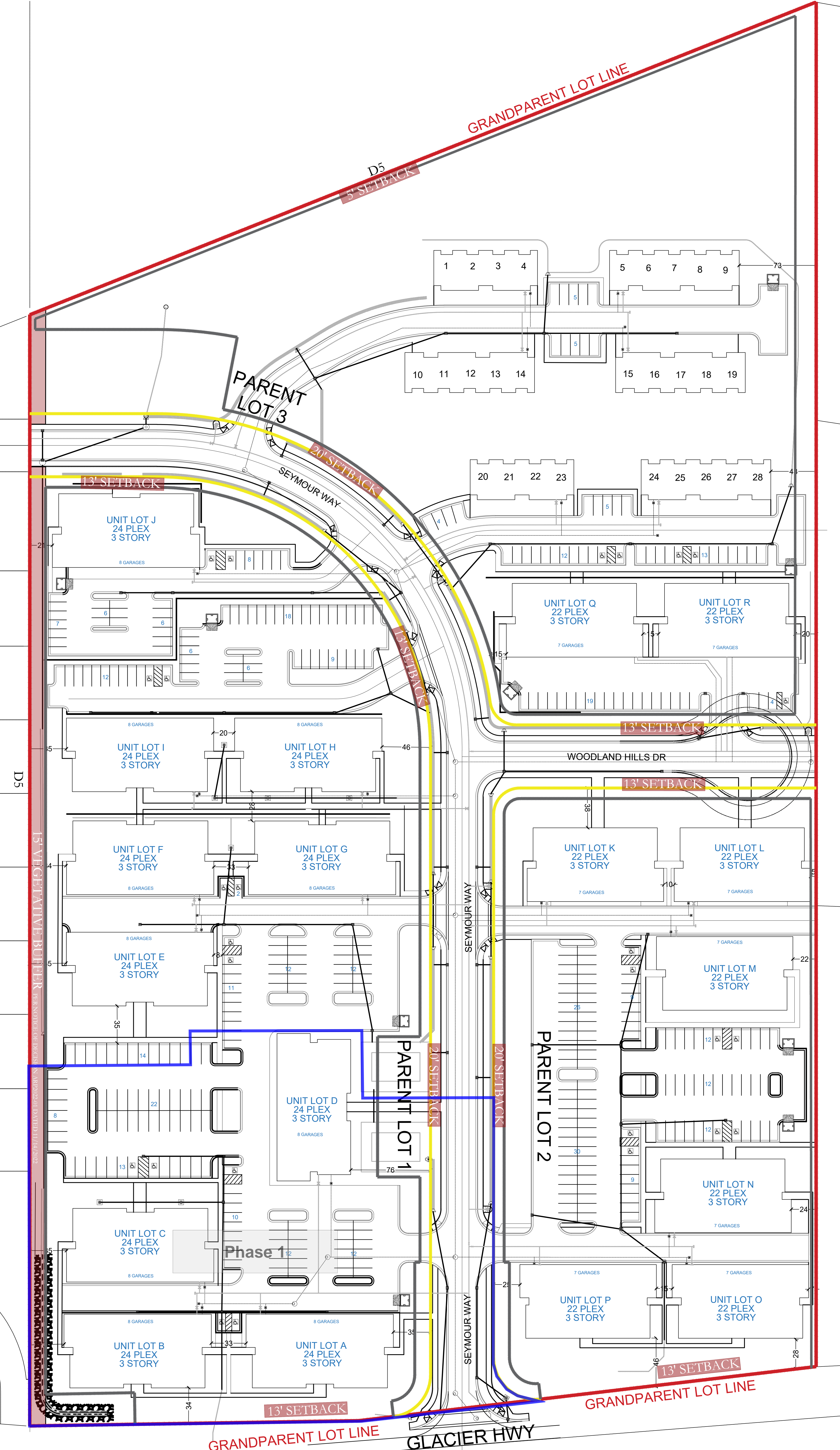
DRAWING INFO

PLOT DATE: 12/6/2022

CHECKED: JMA

DRAWN: ACP

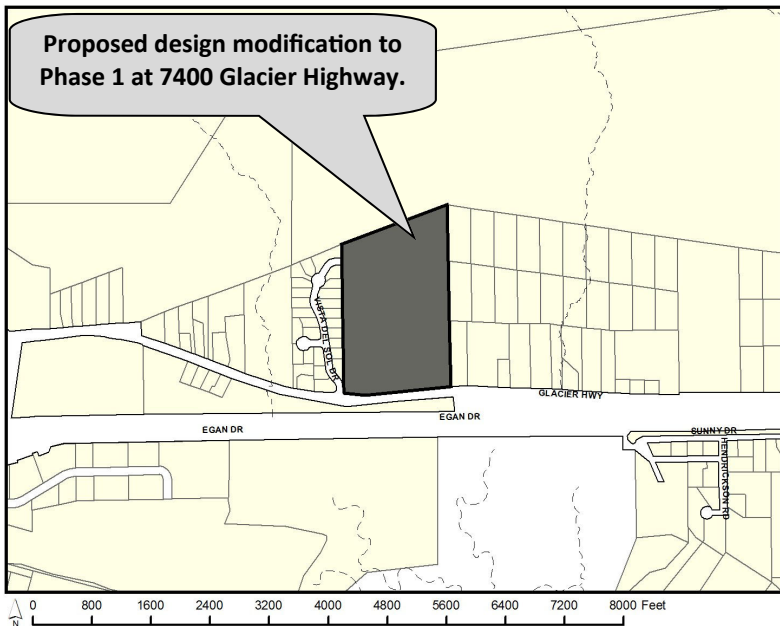
PLOT: JTA



Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a design modification to Phase 1, **including structure reorientation and drainage modifications at 7400 Glacier Highway in a D18 Zone.**

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **February 21, 2023** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Feb. 10

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.

Feb. 10— noon, Feb. 24

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Feb. 28 2023

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85332637622> and use the Webinar ID: 853 3263 7622 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

March 1

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130 ♦

Email: pc_comments@juneau.gov

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Printed February 6, 2023

Case No.: ARF20230001

Parcel No.: 5B1401010010

CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: Garrett Johnson <garrett@pci1980.com>
Sent: Thursday, February 9, 2023 3:18 PM
To: Irene Gallion
Subject: Ridgeview Public Notice Sign
Attachments: Screenshot 2023-02-09 at 10.13.03 AM.jpg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Irene,

Here's the photo with the sign installed. Do you need anything else from us? Thanks,

Garrett Johnson
(801) 712-2631



Attachment F- Public Notice Sign