



**PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2022 0001
HEARING DATE: DECEMBER 13, 2022**

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: December 7, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: David Matthew Peterson, Planner II 

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests Preliminary Plat Approval for a subdivision of one 19.71 acre lot into three parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of right-of-way.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Alternative Residential Subdivision (ARS) creating three parent lots for future subdivision

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

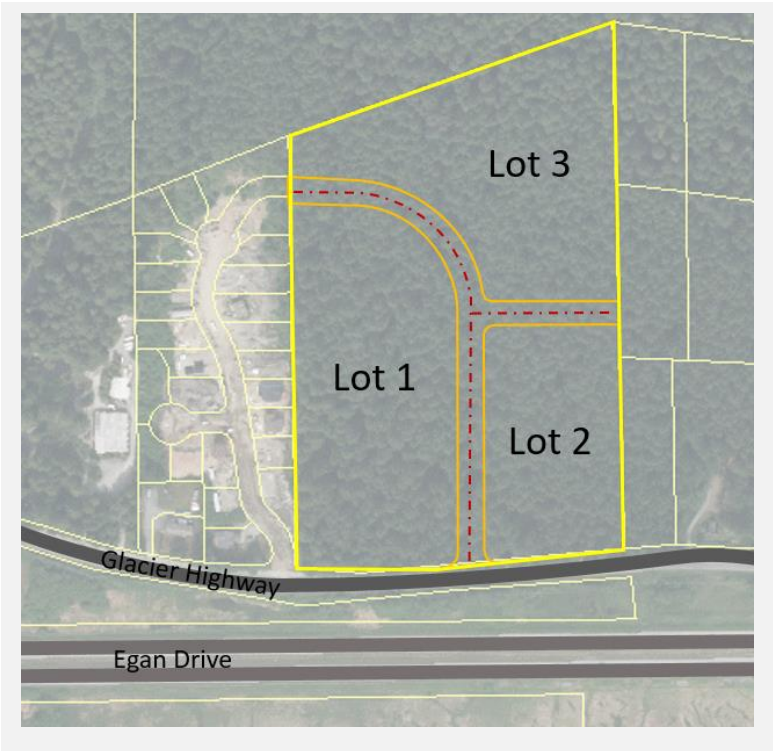
- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.402
 - CBJ 49.15.411
 - 49.15.900
 - CBJ 49.15.920
 - CBJ 49.15.960(b)
 - CBJ 49.25.400
 - CBJ 49.35.210(a)(1)
 - CBJ 49.35.240
 - CBJ 49.40.300(a)(2)
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Rooftop Properties, LLC
Applicant	Rooftop Properties, LLC
Property Address	7400 Glacier Highway
Legal Description	USS 1568 Tract B1
Parcel Number	5B1401010010
Zoning	D18
Lot Size	19.71 acres : 858,568 square feet
Water/Sewer	Yes/Yes
Access	Old Glacier Highway (Collector)
Existing Land Use	Vacant
Associated Applications	Grading Permit; Alternative Residential Development Plan (ARP2022 0001; ARF20220001)

The Commission shall hear and decide the case per CBJ 49.15.400(a) – Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ 49.15.930(a) - *A proposed alternative residential subdivision shall be reviewed according to the requirements of section 49.15.330, conditional use permit, and in the case of an application proposing a change in the number or boundaries of unit-lots, section 49.15.402, major subdivisions, except as otherwise provided in this article. Approval shall be a two-step process, preliminary plan approval and final plan approval. In cases involving a change in the number or boundaries of unit-lots, the preliminary and final plat submissions required by section 49.15.402 shall be included with the preliminary and final plan submissions required by this chapter.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D5)	Vacant CBJ
South (D5)	Glacier/Egan
East (D5)	Single Family Residential
West (Zone)	Vacant (AMHT land)

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No Mapped Hazard
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – Applicant is seeking to subdivide 19.71 acres, USS 1568 Tract B1 (the Grandparent Lot), into three (3) parent Lots for a phased Alternative Residential Subdivision (ARS). The ARS would result in the creation of multifamily dwellings, consisting of 444 units throughout the (3) lots.

Parent Lot	# of Unit Lots
1	10
2	6
3	30

Development plans for the parent lots can be found in the approved Preliminary Plan (ARP2022 0001) updated for Phase 1 in the proposed Final Plan (ARF2022 0001).

Background – The applicant purchased the property in May 2022. Owners initially intended to proceed with the approved subdivision of the lot into 24 common wall lots and two larger lots. Subsequent market analysis prompted the modification to the development under this application.

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
ARP2022 0001	ARS Preliminary Plan approved by the Commission, November 8, 2022
SMP2021 0001/SMP2016 0001	A 2016 preliminary plat for 24 common wall lots, the remaining land was to be subdivided into two larger lots. Renewed in 2021.
AME2015 0005	A rezone from D5 to D18. The original request was to rezone to D18. After the public meeting the applicant modified the request to a mix of D18 and LC. The Commission recommended denial of the rezone to the Assembly, opposing a rezone to D18 and LC, and recommended the tract remain D5. The Assembly adopted the rezone of the tract from D5 to D18. (Attachments C and D)
VAR1998-00024	A variance to waive the requirement that subdivision of certain large tracts of land be provided with access by way of a secondary or interior street, to facilitate subdivision of Tract B1, U.S. Survey 1568 into two lots approximately 10 acres each. Variance approved, with a condition that future subdivision provide an interior access road to city standards.

ANALYSIS

Phasing – Construction of common facilities for each phase (such as roadway, off-street parking, and open space) is required to be approved prior to moving on to the next phase in the project [CBJ 49.15.960(b)]. Refer to ARP2022 0001/ARF2022 0001 for information on phasing.

Minimum Lot Dimensions – The proposed parent lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. Per 49.15.920(c) the parent lot shall be at least 150% of the minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots. For more information on lot coverages, refer to cases ARP2022 0001/ARF2022 0001.

The chart below was updated with information provided in the application for Final Plan for Phase 1 (Attachment 1C in the ARF2022 0001 Staff Report).

Standard	Dimension	Parent Lot 1	Parent Lot 2	Parent Lot 3	
Size	7,500 square foot minimum	327,598	173,667	294,101	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met
Width	50 feet minimum	~600	~560	~670	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met

*Measured at a line tangent to curved front, at middle driveway.

Density – Per CBJ 49.15.920(e)(1), *The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.* Density was established under the Preliminary Plat approval (ARP2022 0001).

Maximum Dwelling Units Per Acre	Acres	Maximum Number of Dwelling Units	Density, units per acre
Grandparent Lot	19.71	355 (354.78) + 25% = 444 (443.75)	23 (22.5)
Parent Lot 1	9.35	169 (168.3) + 25% = 211 (210.4)	23 (22.5)
Parent Lot 2	2.66	48 (47.9) + 25% = 60 (59.85)	23 (22.5)
Parent Lot 3	7.11	128 (127.9) = 160 (159.9)	23 (22.5)

Condition: None recommended.

Plat Notes:

1. PER CBJ 49.15.920(m), UNIT LOTS ARE LIMITED TO RESIDENTIAL USES. THE PARENT LOTS ARE LIMITED TO A RECREATIONAL CENTER, COMMUNITY FACILITY OR CHILD CARE CENTER.
2. THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT LOT IS REQUIRED TO, AND SHALL BE, THROUGH THEIR OWNERSHIP, A MEMBER OF THE xxxxxx HOA, REQUIRED TO PAY ASSESSMENTS ASSES BY xxxxxx HOA.

Habitat – The U.S. Army Corps of Engineers issued a jurisdictional determination indicating wetlands on the lot. The jurisdictional determination expired on January 20, 2021. A new determination and permitting will be required for project development. There are no other known habitats regulated by Title 49 on site.

Conditions: None Recommended

Plat Notes:

3. A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER.

Hazard Zones – The development is not in a mapped hazard area.

A Hillside Endorsement is required for cuts into or slopes of 18%. Staff anticipates that residential structures will require hillside endorsement. At its most basic level, the hillside endorsement includes items stamped by an engineer, architect, geologist, or surveyor licensed by the State of Alaska:

- A site plan.
- A landscaping plan.
- A geotechnical memo discussing the soils and the thought process of development on those soils.

Determination of the need for a Hillside Endorsement is done during the Building Permit process.

Condition: None recommended.

Plat Note: None recommended.

Other Applicable Sections of Title 49 – Density, greenspace, and transportation features are evaluated through the Alternative Residential Subdivision plan process. For further details on these features, ARP2022 0001/ARF2022 0001.

TRAFFIC

Traffic – A traffic impact analysis has been submitted, and is being reviewed under ARF2022 0001.

Condition: None recommended.

Plat Note: None recommended.

ACCESS AND PUBLIC IMPROVEMENTS

Access – Each parent lot proposed has access onto Seymour Drive or Woodland Hills Drive, which will be built for acceptance by CBJ [49.15.920(f)]. For Phase I, a temporary emergency turnaround is required. A condition of approval is to provide the emergency turnaround at the termination of Phase 1 at a minimum (applicant may choose to extend farther). 49.35.240(g)(2) temporary cul-de-sac or (3) hammerhead turnaround to be approved by the Director of Engineering and Public Works.

For the private accesses on the parent lots:

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(f)(1) Location	<i>The access shall be located completely on the parent lot.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.
CBJ 49.15.920(f)(2) Safety	<i>The access protects public safety or welfare and provides for safe pedestrian and vehicular traffic circulation.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.
CBJ 49.15.920(f)(3) Emergency Services	<i>The access complies with the emergency service access</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	None.

	<i>requirements of CBJ [chapter] 19.10.</i>	<input type="checkbox"/> N/A	
	The subdivision has been reviewed by Capital City Fire and Rescue (CCFR).		
CBJ 49.15.920(f)(4) Pavement	<i>Access to and within the development is paved.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Planned.
CBJ 49.15.920(f)(5) Homeowners Association (HOA)	<i>(5) The developer submits adequate evidence that upon approval of the development, a homeowner's association will be formed, can obtain liability insurance, and is solely responsible for maintaining the private access—including winter maintenance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b). These are subject to approval through the Final Plan process (SMF2022 0001).
CBJ 49.15.920(f)(6) Abutting Parcels	<i>Abutting parcels have alternative and practical frontage on a publically maintained Right-of-Way.</i> Note that access to AMHT lands to the east is through their own lot access onto Glacier Highway.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.

The subdivision will require a secondary access when 100 units have been constructed. At the public meeting for preliminary plan approval, neighbors proposed to terminate Seymour Way at a *cul de sac* rather than connect to Vista Del Sol Drive.

CBJ 49.35.210(a)(1) and (2), requires connecting streets to adjoining undeveloped land and street systems must be designed to maximize the number of connecting streets in a given area. The requirements of Chapter 35 cannot be varied CBJ 49.20.200.

Condition: Prior to final plat approval, the plat will be revised to provide an emergency turnaround at the termination of Phase 1 at a minimum.

Plat Notes:

4. NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.
5. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF xxxxxxxx HOA.
6. Temporary cul-de-sac or hammerhead easement shall be vacated upon extension of Seymour Drive unless the Director determines all or a portion of the cul-de-sac may remain.

7. PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT LOTS OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER, ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.

CBJ 49.35.240 Table of Roadway Construction Standards –

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publically Maintained
≥ 500	Yes	Both Sides	26'	At all intersections	60' public ROW	Yes	Yes

Street Lighting – Details regarding street lighting will be included on construction plans per each phase, and evaluated with the issuance of a building permit.

Condition: None recommended.

Plat Note: None recommended.

Pedestrian Access – Details regarding pedestrian access will be included on construction plans per each phase. Preliminary pedestrian access planning was approved under ARP2022 0001.

Condition: None recommended.

Plat Note: None recommended.

Drainage – Drainage plan for entire project has been provided. See attachments I.1 & I.2. Note that General Engineering will include their Grading and Drainage review as a part of the final plat process.

Condition: None recommended.

Plat Note:

8. THE STORMWATER RUNOFF IS ACCEPTABLE PER RIDGEVIEW SUBDIVISION DRAINAGE PLAN IN APPROVED DURING PLAT REVIEW. ALL REQUIRED RIDGEVIEW SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ19.12.120 BEST MANAGEMENT PRACTICES.

Fire Code Improvements – Per CCFR comments, secondary access would be required after 100 units were constructed. Under the current proposal, secondary access is indicated before the 4th Temporary Certificate of Occupancy in Phase 2.

Per 49.35.240(g)(3) The Director of Engineering and Public Works has the authority to approve a hammerhead turnaround in lieu of a temporary cul-de-sac. CCFR prefers a 60 foot diameter cul-de-sac. CCFR has agreed that the cul-de-sac will not be required because of the access to an easement on the Parent Lot 3.

Condition: Easement will be vacated once Woodland Hills can be extended.

Plat Note: None recommended.

AGENCY REVIEW

CDD conducted an agency review comment period between November 14, 2022 and November 23, 2022. Agency review comments were addressed by applicant prior to plat presentation to the Commission.

Agency	Summary
General Engineering	Minor comments addressed by applicant.
Cartography	Minor comments addressed by applicant.
Capitol City Fire and Rescue	Minor comments addressed by applicant.
Planning	Minor comments addressed by applicant.

PUBLIC COMMENTS

CDD conducted a public comment period between 11/29/2022 – 12/13/2022. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. At the time of publication, no public comment had been received.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the Director makes the following findings on the proposed development:

1. *Does the preliminary plat comply with CBJ 49.15.411?*

Analysis: No additional analysis needed.

Finding: Yes. The Preliminary Plat complies with Title 49.

2. *Will applicable subdivision development standards be met, or can reasonably be met with conditions?*

Analysis: This subdivision supports the development standards established under the approved preliminary plan (ARP2022 0001) and the proposed final plan for Phase 1 (ARF2022 0001).

Finding: Yes. The plat and development standards are met.

3. *Will the proposed subdivision provide suitable building sites for the zoning district?*

Analysis: Lots created through this subdivision meet minimum dimensional requirements for the D18 zoning district under the Alternative Residential Subdivision code; these lots can reasonably meet setbacks and other dimensional requirements within CBJ 49.25.400 and 49.15.920.

Finding: Yes. The proposed subdivision provides building sites suitable for the D18 zoning district.

4. Will the proposed street names be unique or continuations of existing streets?

Analysis: Seymour Way will be the name of the street providing access to the parent lots throughout the project phases. Woodland Hills Drive is the name of the east extension, providing access to the multi-family development on Parent Lot 3. As the project develops and Per CCFR comments, secondary access would be required after 100 units were constructed.

Finding: Yes. The proposed street names are unique or continuations of existing streets. .

5. Has the director of Engineering and Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatments and disposal or has shown the feasibility of alternative methods of wastewater disposal and treatment.

Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and supplemental materials, and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested preliminary plat for the Ridgeview Subdivision. This permit would allow the applicant to submit for the final plat application with the following condition and plat notes:

Conditions:

1. Prior to final plat approval, the plat will be revised to provide an emergency turnaround at the termination of Phase 1 at a minimum.

Plat Notes:

1. PER CBJ 49.15.920(m), UNIT LOTS ARE LIMITED TO RESIDENTIAL USES. THE PARENT LOTS ARE LIMITED TO A RECREATIONAL CENTER, COMMUNITY FACILITY OR CHILD CARE CENTER.
2. THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT LOT IS REQUIRED TO, AND SHALL BE, THROUGH THEIR OWNERSHIP, A MEMBER OF THE xxxxxx HOA, REQUIRED TO PAY ASSESSMENTS ASSES BY xxxxxxxx HOA.
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4. NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.

5. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF xxxxxxxx HOA.
6. TEMPORARY CUL-DE-SAC OR HAMMERHEAD EASEMENT SHALL BE VACATED UPON EXTENSION OF SEYMOUR DRIVE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.
7. PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT LOTS OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER, ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.
8. THE STORMWATER RUNOFF IS ACCEPTABLE PER RIDGEVIEW SUBDIVISION DRAINAGE PLAN IN APPROVED DURING PLAT REVIEW. ALL REQUIRED RIDGEVIEW SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ19.12.120 BEST MANAGEMENT PRACTICES.


STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Development Permit Application
Attachment B	Ridgeview Plat (to be reviewed)
Attachment C	Alternative Residential Subdivision Preliminary Plat Approved Staff Report
Attachment D	Title 49 - Article IX. Alternative Residential Subdivisions, Code Section
Attachment E	CBJ Infrastructure Requirement Report by Phase
Attachment F.1	Grading and Drainage Report
Attachment F.2	Grading and Drainage Plan
Attachment G	Public notice signs (posted)
Attachment H	CCFR turnaround requirements



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		
	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 Rooftop Properties, LLC	Contact Person 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.			
Garrett Johnson Manager _____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X  11/14/22 _____ Landowner/Lessee (Signature) Date			
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ Landowner/Lessee (Signature) Date			
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) Same		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X  11/14/22 _____ Applicant's Signature Date of Application			

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

Intake Initials



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

SMP22-001

Date Received

11/14/22

**SUBDIVISION AND
DEVELOPMENT PLAN APPLICATION**

See subdivision hand-outs 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

Preliminary Plat Application for Ridgeview Subdivision creating 444 units based on the ARS Preliminary Plan approved in the 11/08/22 Planning Commission Meeting.

Number of Existing Parcels 1 Total Land Area 19.71 acres Number of Resulting Parcels 3 parent lots

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS
☐ NO

☐ YES Case Number _____
TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED**MINOR DEVELOPMENT**

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
☐ Final Plat (MIF)
☐ Panhandle Subdivision
☐ Accretion Survey
☐ Boundary Adjustment
☐ Lot Consolidation (SLC)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☒ Preliminary Plat (SMP)
☐ Final Plat (SMF)
☐ Preliminary Development Plan – PUD (PDP)
☐ Final Development Plan – PUD (PDF) Preliminary
☐ Development Plan – ARS (ARP) Final
☐ Development Plan – ARS (ARF)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☒ Pre-application conference notes
☒ Narrative including:
☒ Legal description(s) of property to be subdivided
☒ Existing structures on the land
☒ Zoning district
☒ Density
☒ Access
☒ Current and proposed use of any structures
☒ Utilities available
☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>330⁰⁰</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>330⁰⁰</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

SMP22-001

Date Received

11/14/22

LEGEND

- ✱ B.L.M. 2" BRASS MONUMENT RECOVERED THIS SURVEY
⊕ PRIMARY DOT CENTERLINE MONUMENT IN CASING RECOVERED THIS SURVEY
⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
3" ALUMINUM MONUMENT, T&N ENGINEERING

● REBAR & CAP, SET BY JW BEAN

- SURVEYED
--- UNSURVEYED
--- SURVEY TIE
--- EXISTING DOT EASEMENT
--- EASEMENT
--- CENTERLINE

- ⊕ DOT EASEMENT
⊕ EASEMENT

(R) = AS PER PLAT NO. 95-56
(R1) = AS PER PLAT NO. 90-06
(R2) = AS PER PLAT NO. 2012-18

TYPICAL SECONDARY MON.
2" ALUMINUM
5/8" REBAR, 36" LONG

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF NORTH FROM A FOUND 3" ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 TO A FOUND 3" ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 AS SHOWN ON RECORD PLAT NO. 95-56.

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT ROOFTOP PROPERTIES, LLC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS MANAGING MEMBER HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

Date _____, 2022

Owner: _____

ROOFTOP PROPERTIES, LLC.
7400 GLACIER HWY
JUNEAU, ALASKA 99801

NOTARY ACKNOWLEDGMENT:

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GARRETT JOHNSON, MANAGING MEMBER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska _____

My Commission Expires _____

PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ DATED: _____, 2022, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

ATTEST: _____

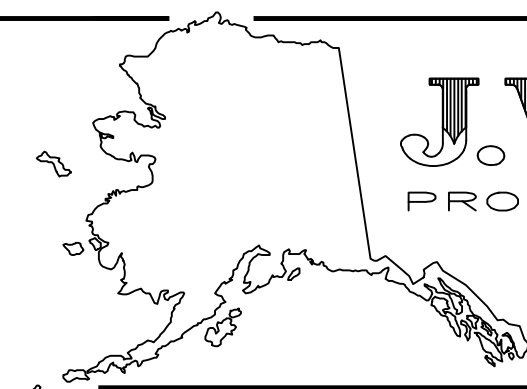
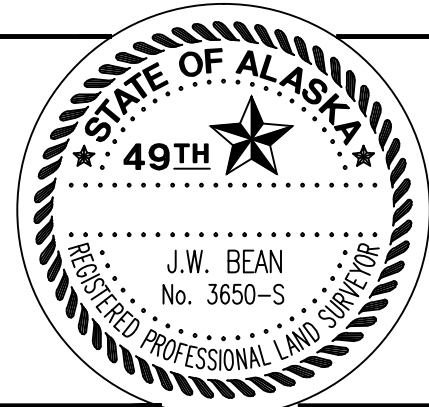
CLERK
CITY & BOROUGH OF JUNEAU

CHAIRMAN
CITY & BOROUGH OF JUNEAU
PLANNING COMMISSION

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, J.W. BEAN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date _____



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ: RIDGEVIEW FINAL

CURVE TABLE FOR RIGHT OF WAY					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	DISTANCE
C1	96°44'31"	40.00'	67.54'	S48°22'23"E	59.80'
C2	83°17'09"	40.00'	58.14'	N41°36'34"E	53.15'
C3	90°00'01"	260.00'	408.41'	N45°00'00"E	367.70'
C4	90°00'00"	290.00'	455.53'	N45°00'00"E	410.12'
C5	81°48'32"	320.00'	456.91'	N49°05'44"E	419.07'
C6	81°48'29"	25.00'	35.70'	N49°05'46"E	32.74'
C7	90°00'00"	25.00'	39.27'	N45°00'00"E	35.36'

TABLE OF EASEMENTS LINES

- N00°00'00"E 81.10'
- N90°00'00"W 5.00'
- A=36.34' S41°35'35"W Lc=33.22'
D= 83°17'33" Rc=25.00'
- N06°41'16"W 4.62'
- A=42.21' S48°22'27"E Lc=37.37'
D= 96°44'31" Rc=25.00'
- N90°00'00"W 5.00'
- A=23.56' N45°00'00"E Lc=21.21'
D= 90°00'00" Rc=15.00'
- S00°00'00"W 10.00'
- S00°00'00"W 10.00'
- A=21.42' N49°05'48"W Lc=19.64'
D= 81°48'28" Rc=15.00'

NOTES:

- ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
- WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD. THAT OF RECORD IS SHOWN IN PARENTHESES, ALONG WITH THE SOURCE DOCUMENT/ REFERENCE (SEE LEGEND).
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
- PER CBJ 49.15920(m). UNIT LOTS ARE LIMITED TO RESIDENTIAL USED. THE PARENT LOTS ARE LIMITED TO A RECREATIONAL CENTER, COMMUNITY FACILITY OR CHILD CARE CENTER.
- THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT LOT IS REQUIRED TO, AND SHALL BE, THROUGH THEIR OWNERSHIP, A MEMBER OF THE _____ HOA, REQUIRED TO PAY ASSESSMENTS ASSES BY _____ HOA.
- NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.
- ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF _____ HOA.
- PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT LOTS OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER, ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.
- THE STORMWATER RUNOFF IS ACCEPTABLE PER RIDGEVIEW SUBDIVISION DRAINAGE PLAN IN APPROVED DURING PLAT REVIEW. ALL REQUIRED RIDGEVIEW SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICE.

100' 0 200'
Scale in feet
SCALE: 1"=100'

PLAT OF RIDGEVIEW SUBDIVISION A SUBDIVISION OF RECORD DOCUMENT NO. 2022-001111-0 WITHIN U.S. SURVEY NO. 1568 JUNEAU RECORDING DISTRICT CITY & BOROUGH OF JUNEAU, ALASKA	
RECORDED AT THE STATE RECORDER'S OFFICE AT ANCHORAGE	
OWNER: ROOFTOP PROPERTIES, LLC. 956 NORTH 200 EAST SPANISH FORK, UT, 84660	SURVEYOR: JW BEAN, INC. PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU, ALASKA 99801 (907) 789-0590
CASE NUMBER: PAC2022-0023	PARCEL NUMBER: 5B1410110010
DATE: 12-01-2022	SCALE: 1"=100' SHEET 1 OF 3

LEGEND

- ✱ B.L.M. 2" BRASS MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY DOT CENTERLINE MONUMENT IN CASING RECOVERED THIS SURVEY
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- 3" ALUMINUM MONUMENT, T&N ENGINEERING

● REBAR & CAP, SET BY JW BEAN

- SURVEYED
- - - - - UNSURVEYED
- SURVEY TIE
- - - - - EXISTING DOT EASEMENT
- EASEMENT
- CENTERLINE

- ⊗ DOT EASEMENT
- ⊗ EASEMENT

(R) = AS PER PLAT NO. 95-56

(R1) = AS PER PLAT NO. 90-06

(R2) = AS PER PLAT NO. 2012-18

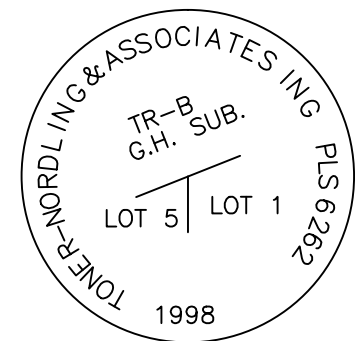
TYPICAL SECONDARY MON.

2" ALUMINUM

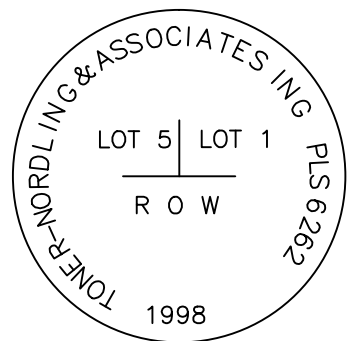
5/8" REBAR, 36" LONG

BASIS OF BEARING

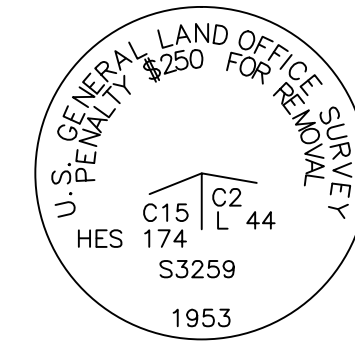
BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF NORTH FROM A FOUND 3" ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 TO A FOUND 3" ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 AS SHOWN ON RECORD PLAT NO. 95-56.



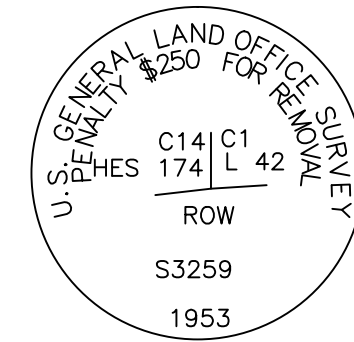
3" ALUMINUM MONUMENT
DETAIL "A"



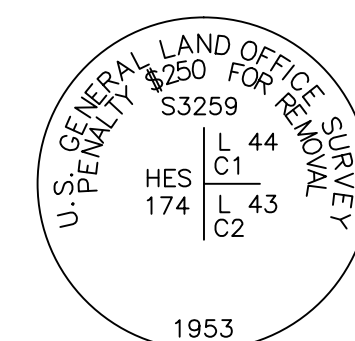
3" ALUMINUM MONUMENT
DETAIL "B"



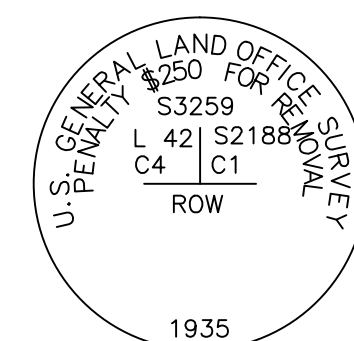
2" BRASS CAP
DETAIL "C"



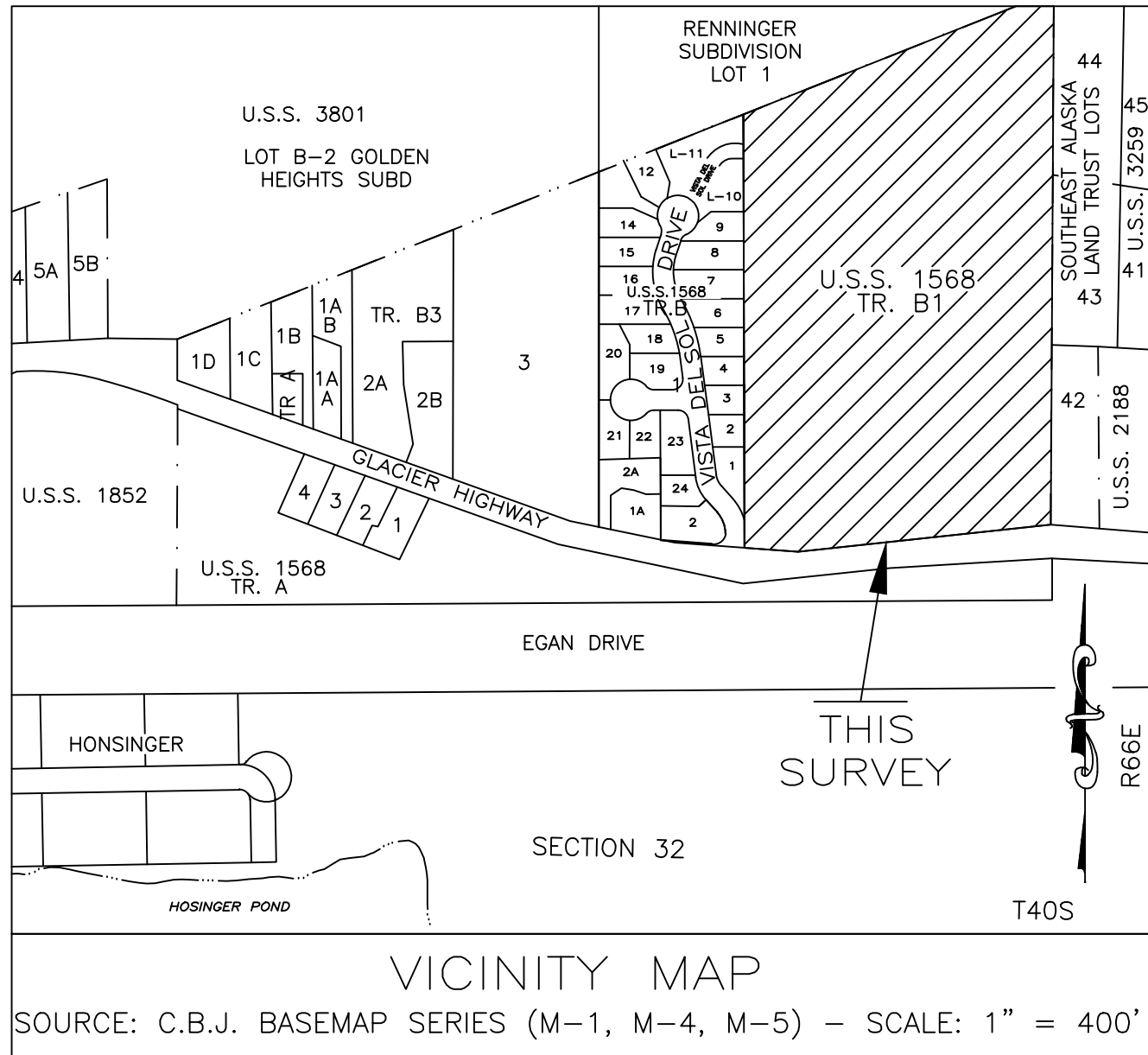
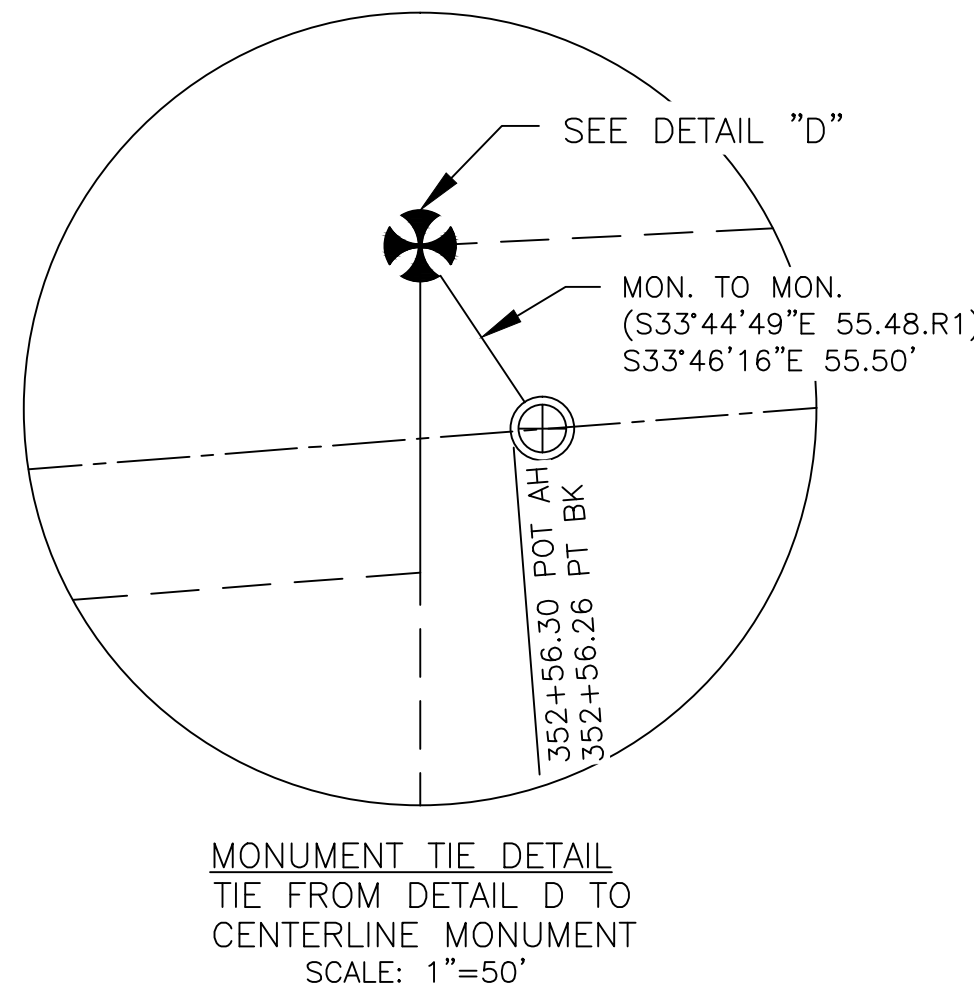
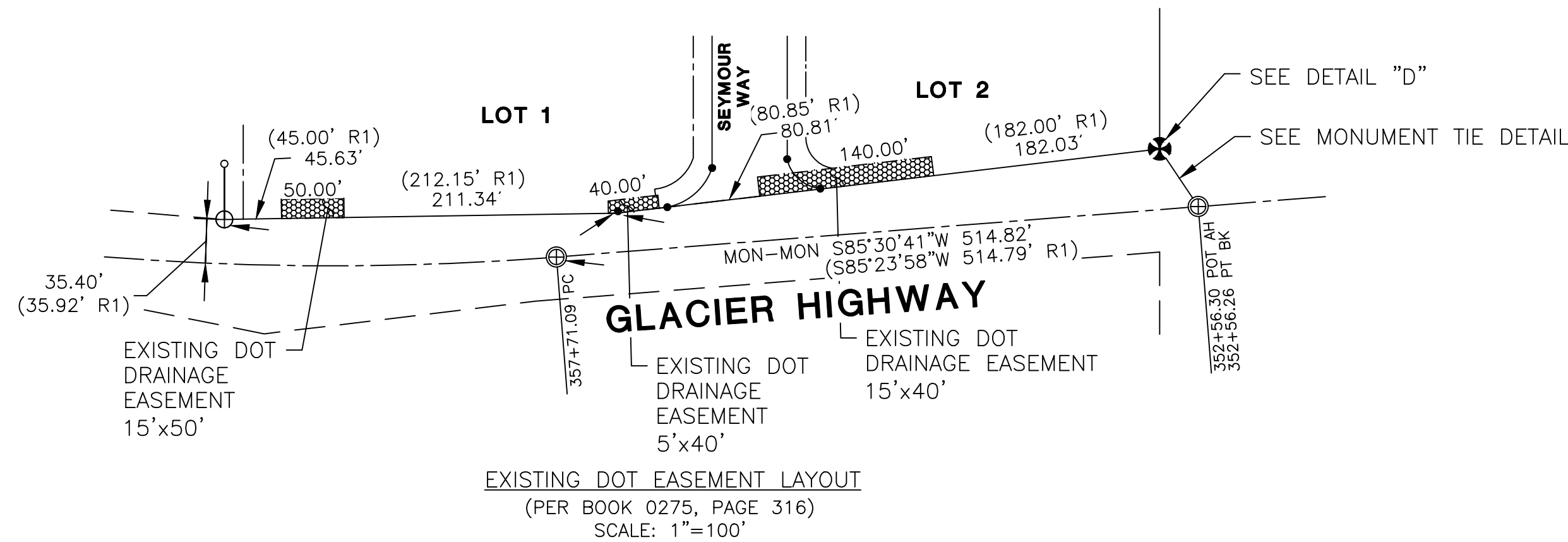
2" BRASS CAP
DETAIL "D"



3" BRASS CAP
DETAIL "E"



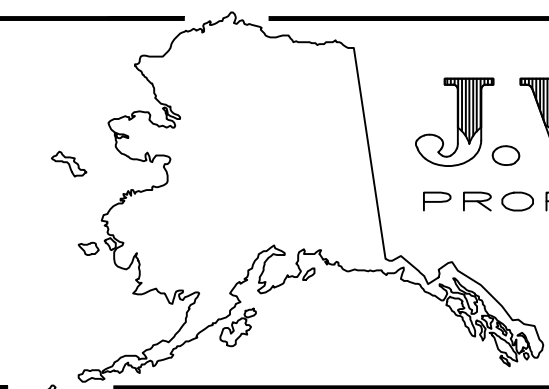
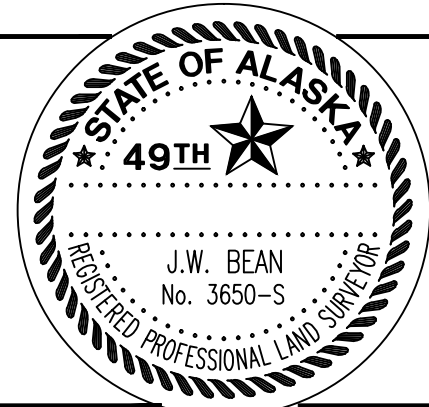
3" BRASS CAP
DETAIL "F"



CERTIFICATE OF REGISTERED LAND SURVEYOR

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Date _____



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ: RIDGEVIEW FINAL

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CASE NUMBER: PAC2022-0023	PARCEL NUMBER: 5B1410110010
DATE: 12-01-2022	SCALE: 1"=100' SHEET 2 OF 3

LEGEND

- ⊗ B.L.M. 2" BRASS MONUMENT RECOVERED THIS SURVEY
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⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
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- SURVEYED
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TYPICAL SECONDARY MON.
2" ALUMINUM
5/8" REBAR, 36" LONG

BASIS OF BEARING

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VISTA DEL SOL SUBDIVISION
PHASE II
(PLAT NO. 2012-18)

LOT 1
RENNINGER SUBDIVISION
(PLAT NO. 2015-47)
(N68°19'12"E 804.62' R)
(N68°19'39"E 804.61' R)

PARENT
LOT 3
294100 SQ FT
6.75 ACRES

PARENT
LOT 1
327580 SQ FT
7.52 ACRES

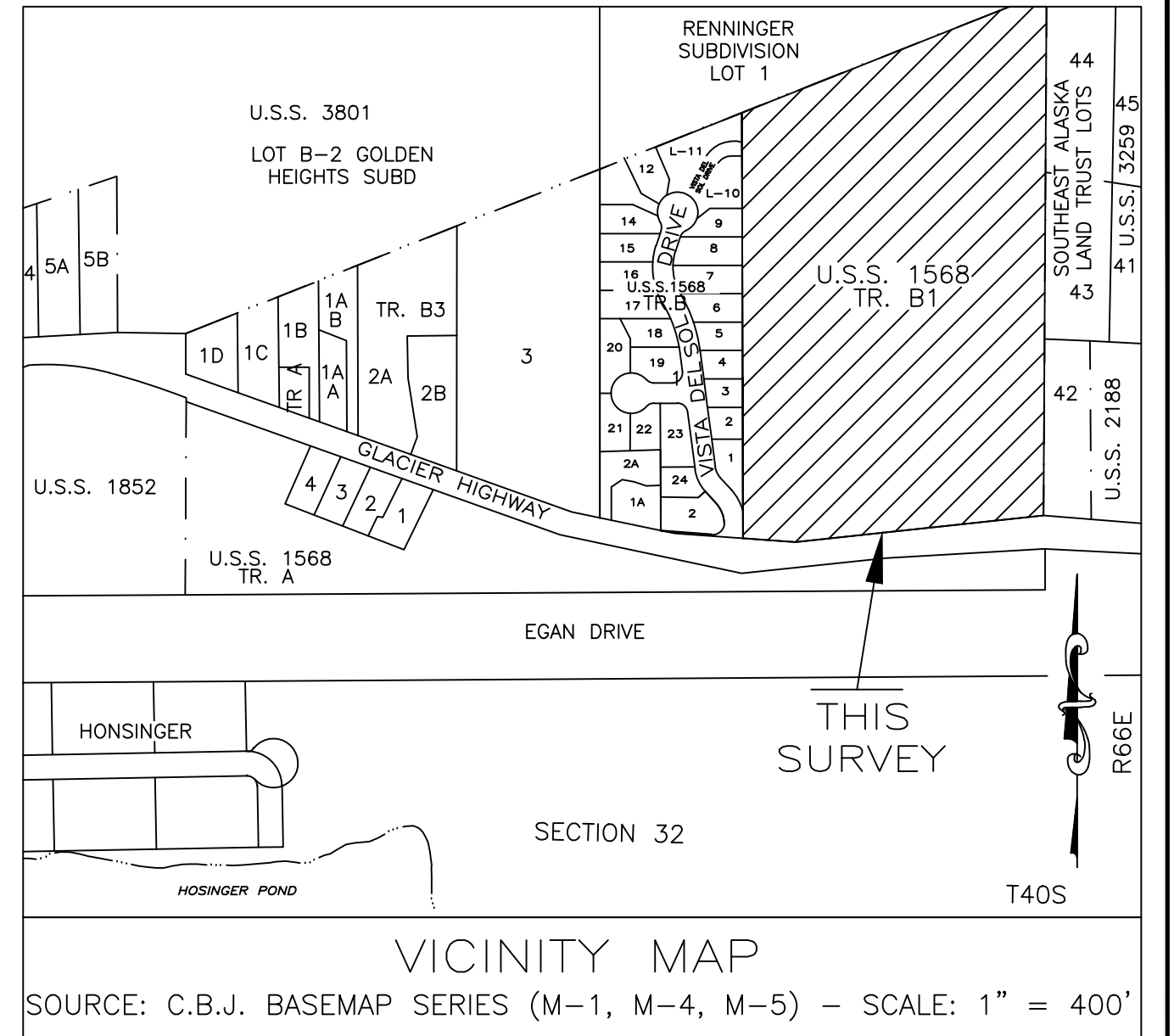
PARENT
LOT 2
173667 SQ FT
3.99 ACRES

MON-MON
(A=25°32'50" R1) A=25°32'50"
(R=2291.83' R1) R=2291.83'
(L=1021.89' R1) L=1021.89'
C=1013.44'
CB=S81°42'54"E

GLACIER HIGHWAY

U.S. SURVEY NO. 3259

U.S. SURVEY
NO. 2188

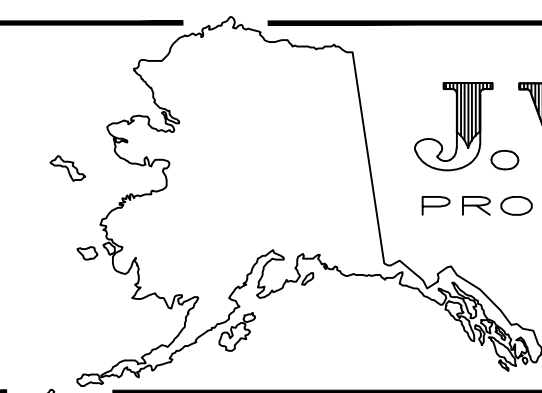
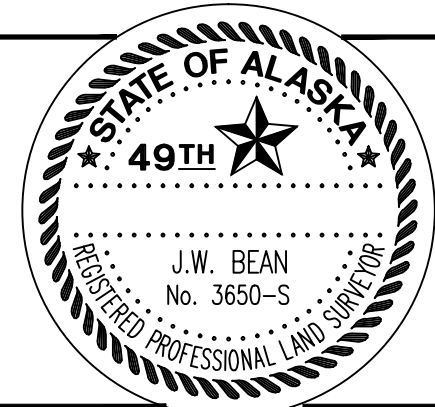


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CASE NUMBER: PAC2022-0023 DATE: 12-01-2022	PARCEL NUMBER: 5B1410110010 SCALE: 1"=100' SHEET 3 OF 3



(907) 586-0715


CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: October 4, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: Irene Gallion, Senior Planner 

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Preliminary Plan approval for Ridgeview Subdivision, an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- The Assembly considered impacts of higher density housing when the site was rezoned in 2015.
- Phase I of development provides 72 units. If all phases are built out, the development would provide 444 units in apartment- and townhouse-style developments.
- A Traffic Impact Analysis will provide context on impacts to infrastructure, and required improvements.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-14 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.920
 - CBJ 49.15.930
 - CBJ 49.15.940
 - CBJ 49.20.200
 - CBJ 49.35.210
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Rooftop Properties, LLC
Applicant	Rooftop Properties, LLC
Property Address	7400 Glacier Highway
Legal Description	USS 1568 Tract B1
Parcel Number	5B1401010010
Zoning	D18
Lot Size	19.7100 acres, 858,568 square feet
Water/Sewer	Yes
Access	Old Glacier Highway (Collector)
Existing Land Use	Vacant
Associated Applications	Grading Permit anticipated

The Commission shall hear and decide the case per CBJ 49.15.900 - Purpose. *The general purpose of this article is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot. This article provides a housing option to allow dwellings on unit-lots to be conveyed by long-term leases, less than fee-simple ownership, or fee-simple ownership, including condominium and other common-interest communities*

Fostering excellence in development for this generation and the next.

SITE FEATURES AND ZONING**SURROUNDING ZONING AND LAND USES**

North (D5)	Vacant CBJ
South (D5)	Glacier/Egan
East (D5)	Single-family residential
West (zone)	Vacant *AMHT

*Alaska Mental Health Trust Authority (AMHT)

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	No mapped hazard
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	None

TIMELINE

This staff report analysis and conditions are specific to requirements for an Alternative Residential Preliminary Plan. Requirements of subsequent land actions will be considered under those applications. For instance, a construction plan and drainage plan are required for Final Plat Approval.

The Alternative Residential Subdivision (ARS) project can be split between planning elements and land documents.

Target Date	Plan Element	Land Documents
October 11, 2022	Preliminary Plan Approval	
November 22, 2022	Final Plan Approval, Phase 1	Preliminary Plat Approval, Sketch Plat
Estimate January 24, 2022		Final Plat Approval, Phase 1

A sketch plat is required to show the eventual development of the lot.

Each Phase is required to have a Final Plan Approval and a Final Plat Approval. The applicant may request Final Plan Approval for multiple phases, but Phase 1 construction must be completed before Phase 2 may progress [CBJ 49.15.960(b),(c)].

While preliminary design for the entire ARS subdivision is reasonable, final design is impractical unless a Phase is going to be completed. Final design will be required for each Final Plat.

The applicant can receive a Grading Permit, to do work at their own risk, until applicable approvals are received for the remainder of the project.

BACKGROUND INFORMATION

Project Description – The applicant requests Preliminary Plan approval for an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres, zoned D18, at 7400 Glacier Highway (**Attachment A**). The applicant provided an updated site plan, updated open space information, and updated phasing after the neighborhood meeting that more accurately illustrates the phasing of the development (**Attachment B**).

Density bonuses [CBJ 49.15.920(e)(3)] are requested for provision of:

- Open space.
- Public Right-of-Way access.
- Shared use pathways.

Terms used in this report include:

- *Grandparent Lot*: This is the entire 19.71 acres. Density bonuses are considered across this lot, because the ARS proposes development across the lot. The intent is to consider the development as a whole.
- *Parent Lot*: Each parent lot will meet setbacks. Each parent lot individually may or may not meet density bonus standards. This project creates three parent lots. The proposed Right-of-Way cuts the lot into three main sections. It did not make sense for the homeowners' association [required under this land use type per CBJ 49.15.920(k)] to cross a City Right-of-Way.

If subsequent modification to a parent lot is requested, modifications must be accommodated on the parent lot or coordinated with the other two parent lots in the subdivision.

Background – The applicant purchased the property in May 2022. Owners initially intended to proceed with the approved subdivision of the lot into 24 common wall lots and two larger lots. Subsequent market analysis prompted the modification to the development under this application.

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
SMP2021 0001/SMP2016 0001	A 2016 preliminary plat for 24 common wall lots, the remaining land was to be subdivided into two larger lots. Renewed in 2021.
AME2015 0005	A rezone from D5 to D18. The original request was to rezone to D18. After the public meeting the applicant modified the request to a mix of D18 and LC. The Commission recommended denial of the rezone to the Assembly, opposing a rezone to D18 and LC, and recommended the tract remain D5. The Assembly adopted the rezone of the tract from D5 to D18. (Attachments C and D)
VAR1998-00024	A variance to waive the requirement that subdivision of certain large tracts of land be provided with access by way of a secondary or interior street, to facilitate subdivision of Tract B1, U.S. Survey 1568 into two lots approximately 10 acres each. Variance approved, with a condition that future subdivision provide an interior access road to city standards.

ANALYSIS

Zoning District and Dimensional Standards – The three parent lots meet or exceed dimensional requirements for an ARS in the D18 zoning district.

Attachment C - ARP22-01 Staff Report

Rooftop Properties, LLC

File No: ARP2022 0001

October 4, 2022

Page 4 of 18

SMP2022 0001

Page (4) of 18

Topic and Code Reference	Summary	Complies
CBJ 49.15.920(b) Zoning Districts	<i>An alternative residential subdivision is only allowed in the following zoning districts: RR, D-1, D-3, D-5, D-10SF, D-10, D-15, D-18, and LC.</i> The lot is zoned D18.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
CBJ 49.15.920(c) Lot Size	<i>The parent lot shall be at least 150 percent of the minimum lot size for the zoning district in which it is located. There is no minimum size for the unit-lots.</i> See table below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
CBJ 49.15.920(d) Other Dimensional Standards	<i>The minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots.</i> See table below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Dimensional Standard Table:

Standard	Dimension	Parent Lot 1	Parent Lot 2	Parent Lot 3
Size	7,500 square feet minimum	407,100	115,840	309,640
Width	50 feet minimum	~600 feet	~560 feet	~670*
Lot coverage	50%	95,000 square feet, or 31%	57,000 square feet, or 33%	44,200 square feet, or 14%
<i>Grandparent Lot</i>		196,200 coverage / 858,568 grandparent lot = 23%		
Vegetative cover	30%	89,620 square feet or 29%	60,200 or 52%	193,110, or 62%
<i>Grandparent Lot</i>		342,930 open space / 858,568 grandparent lot = 40%		

* Measured at a line tangent to curved front, at middle driveway.

In the applicant's "Greenspace by Phase" (**Attachment B**), the applicant provided lot sizes and "open area" square footage.

Width and coverage were scaled from the site plan dated August 11, 2022. Each apartment structure footprint is assumed at 9,500 square feet. Each townhouse footprint is assumed at 900 square feet.

Lot coverage includes any structure with a roof (CBJ 49.80).

"Open area" is assumed to be vegetative cover for the purpose of this early analysis of the plan. Note that Parent Lot 1 does not meet vegetative cover requirements when considered in isolation, but the development as a whole (shown as the Grandparent Lot) meets the requirement.

Parent Lot 2 has 50% open space with what seems to be the densest development.

Condition 1: Reevaluate figures provided in "Greenspace by Phase."

Attachment C - ARP22-01 Staff Report

Rooftop Properties, LLC

File No: ARP2022 0001

October 4, 2022

Page 5 of 18

SMP2022 0001

Page (5) of 18

Density – Per CBJ 49.15.920(e)(1), *The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.*

Maximum Dwelling Units Per Acre	Parent Lot Size	Maximum Density	Number of Dwelling Units Proposed with bonuses
18	19.7100 acres	355 (354.78)	444

Density Bonus – The applicant is requesting a 25% density bonus, the most allowed for D18 zoning, resulting in 444 units, or 23 units per acre.

The Commission may award a density bonus up to 25% for the following improvements in a D18 zoning district:

Topic and Code Reference	Bonus Allowance	Discussion
Open Space [CBJ 49.15.920(e)(3)(A)]	<i>Five percent for each ten percent increment of open space in excess of that required in the zoning district to a maximum bonus of 15 percent for open space in excess of that required.</i> <i>If open space is not required, this bonus may still be applied beginning at 10 percent.</i>	Open space is not required in D18 [CBJ 49.15.920(i)]. Each 10% open space provided garners a 5% density bonus, up to 15%. The applicant is proposing 267,250 square feet of open space, or 31%. Possible 15% bonus (recommended).
Habitat [CBJ 49.15.920(e)(3)(B)]	<i>Five percent for a continuous setback greater than 50 feet or ten percent for a continuous setback greater than 50 feet on both sides of a stream, if applicable, designated in the plan as undisturbed open space along important natural water bodies, including anadromous fish streams, lakes, and wetlands.</i>	Not applicable.
Housing Types [CBJ 49.15.920(e)(3)(C)]	<i>Fifteen percent for a mixture of housing units restricted by a recorded document for a period of 30 years from the first sale:</i> <i>(i) In which ten percent of the dwelling units are set aside for lower income households earning no more than 80 percent of the area median income; or</i> <i>(ii) In which 20 percent of the dwelling units are set aside for</i>	Not applicable.

	<i>workforce households earning no more than 120 percent of the area median income.</i>	
Common Facilities and Amenities [CBJ 49.15.920(e)(3)(D)]	<i>Up to ten percent for provision of common facilities and additional amenities that provide an unusual enhancement to the general area, such as siting, landscaped buffers, or the creation or preservation of view corridors.</i>	
Public Right-of-Way [CBJ 49.15.920(e)(3)(E)]	<i>Ten percent for dedication of a public Right-of-Way accessible to all unit-lots consistent with CBJ chapter 49.35.</i>	<p>CBJ 49.35.240 bases improvements on Average Annual Daily Traffic (ADT). The project is estimated to create 2,577 ADT. A 60-foot Right-of-Way is required, with a 26-foot paved width, and sidewalks on both sides. The applicant is proposing Seymour Way and an as-yet unnamed spur to the east. A 60-foot Right-of-Way is proposed, and sidewalks on both sides of Seymour Way are proposed.</p> <p>Overhead streetlights will be required at all intersections.</p> <p>Possible 10% bonus (recommended).</p>
Non-motorized Transportation [CBJ 49.15.920(e)(3)(F)]	<i>Five percent in the RR, D-1, D-3, D-5, and D-10SF zoning districts, and ten percent in the D-10, D-15, D-18 and LC zoning districts for providing shared use pathways to facilitate safe pedestrian and bicycle movement within the development and to ensure non-vehicular access to open space, common facilities and to public services.</i>	<p>The applicant is proposing shared use pathways on both sides of Seymour Way, extending into the apartment and townhouse development area.</p> <p>Possible 10% bonus (recommended).</p>
Energy Efficiency [CBJ 49.15.920(e)(3)(G)]	<i>Up to ten percent for using high-efficiency primary heating methods, such as heat pumps, in all dwelling structures.</i>	Not applicable – each unit lot owner will determine energy efficiency practices during development of their facilities.
High-efficiency Heating [CBJ 49.15.920(e)(3)(H)]	<i>Up to ten percent for using high-efficiency primary heating methods, such as heat pumps, in all dwelling structures.</i>	Not applicable – each unit lot owner will determine heating practices during development of their facilities.

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Parent lots will not be able to exceed the density established in this Preliminary Plan without further review and approval by the Commission through a modification of the permit.

	Parent Lot 1	Parent Lot 2	Parent Lot 3
Size, acres	9.35	2.66	7.11
Number of units proposed	236	136	72
Density, units per acre	25	51	10

Per CBJ 49.15.920(4), the Director makes the following findings on the requested density bonus:

(1) Will the requested density bonus materially endanger public health or safety?

Analysis: The 60-foot Right-of-Way and multi-use paths on both sides facilitate safe use by vehicles and pedestrians. Seymour Way provides secondary emergency access to Vista del Sol Drive.

Finding: No. The requested density bonus will not materially endanger the public health or safety.

(2) Will the requested density bonus substantially be out of harmony with property in the neighboring area?

Analysis: The property in the neighboring area has less dense zoning and development. The AMHT, who owns properties to the east, would be interested in comparable density development of their property. The Right-of-Way width and multi-use paths accommodate and channel transportation in the development. Multi-family housing is not anticipated to create noise or other impacts in excess of those anticipated in a residential setting.

Finding: No. The requested density bonus will not be out of harmony with property in the neighboring area.

(3) Is the requested density conforming to the Comprehensive Plan or other adopted plans?

Analysis: The 2013 Comprehensive Plan Map G designates this area Medium Density Residential (MDR), characterized with densities of five to 20 units per acre. The Assembly has set a precedent that up to 30 units per acre conforms to the Comprehensive Plan Land Use Map Designation of MDR [Ordinances 2021-26(am) and 2022-30]. The 19.71 acre site with 444 units is a density of 23 units per acre, or three units higher than identified in the Comprehensive Plan.

Finding: Yes. The requested density bonus conforms to the Comprehensive Plan and other adopted plans.

(4) Will the requested density bonus create an excessive burden on roads, sewer, water, schools, or other existing or proposed public facilities?

Analysis: CBJ and Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the plan. The applicant will build improvements required to accommodate the development.

Finding: No. The requested density bonus will not create an excessive burden on roads, sewer, water, schools, or other existing or proposed public facilities.

Condition 2: Revise site plan to show pedestrian paths or multi-use paths in Phase 3.

Frontage and Access – Each parent lot proposed has access onto Seymour Way, which will be built for acceptance by CBJ [49.15.920(f)]. For the private accesses on the parent lots:

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Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(f)(1) Location	<i>The access shall be located completely on the parent lot.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.
CBJ 49.15.920(f)(2) Safety	<i>The access protects public safety or welfare and provides for safe pedestrian and vehicular traffic circulation.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.
CBJ 49.15.920(f)(3) Emergency Services	<i>The access complies with the emergency service access requirements of CBJ [chapter] 19.10.</i> The subdivision has been reviewed by Capital City Fire and Rescue (CCFR).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.
CBJ 49.15.920(f)(4) Pavement	<i>Access to and within the development is paved.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Planned.
CBJ 49.15.920(f)(5) Homeowners Association (HOA)	<i>(5) The developer submits adequate evidence that upon approval of the development, a homeowners 'association will be formed, can obtain liability insurance, and is solely responsible for maintaining the private access—including winter maintenance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
CBJ 49.15.920(f)(6) Abutting Parcels	<i>Abutting parcels have alternative and practical frontage on a publically maintained Right-of-Way.</i> Note that access to AMHT lands to the east is through their own lot access onto Glacier Highway.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	None.

Two access-related proposals were raised at the neighborhood meeting. One was to terminate Seymour Way at a *cul de sac* rather than connect to Vista Del Sol Drive.

Per CCFR comments, secondary access would be required after 100 units were constructed. Under the current proposal, secondary access is indicated before the 28th Temporary Certificate of Occupancy in Phase 2. The public suggested developing secondary access on AMHT lands to the east, rather than connecting to Vista del Sol Drive. The Commission cannot mandate using neighboring non-CBJ land for improvements.

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At the public meeting, Mr. Duran, developer of the adjacent Vista Del Sol subdivision, mentioned plans to re-plat Vista del Sol Drive to access City lands above the subdivision for development. No revised plat has been submitted for this project. No Land Use applications or Pre-Application Conferences are indexed to the City land that indicate a plan for development above Vista del Sol subdivision. The Lands Manager does not currently have an application for use of the lands above Vista del Sol subdivision. Re-platting of Vista del Sol Drive to access City land could be in addition to the connection with Ridgeview Subdivision rather than instead of it.

The Commission approved the Vista del Sol subdivision intentionally connecting to the adjacent property (Ridgeview). Vista del Sol was platted with the purpose of serving as a public Right-of-Way, and was accepted by CBJ. Vista Del Sol Drive is a City street with a 50-foot wide Right-of-Way. Construction of the extension from the *cul de sac* was waived (**Attachment E**). Note that Mr. Duran had requested that the extension be vacated if development on the adjoining lot had not been completed in two years. The Planning Commission denied the request (SMF2011 0001).

CBJ 49.35.210(a)(1) and (2), requires connecting streets to adjoining undeveloped land and street systems must be designed to maximize the number of connecting streets in a given area. The requirements of Chapter 35 cannot be varied CBJ 49.20.200. When Seymour Way connects to Vista del Sol Drive, the road will need to have one name. Since the Vista del Sol neighborhood is developed and addresses assigned, the new road through the Ridgeview development would be named Vista del Sol Drive.

Condition 3: When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.

Utilities, Drainage, and Stormwater Management –

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(g) Public Utilities	<i>An alternative subdivision is required to connect each dwelling unit to public sewer and water. A master meter for water shall be installed by the developer.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	None – requirement accommodated in the Building Permit process.
CBJ 49.15.920(l) Stormwater Management	<i>Stormwater management. Facilities for the control and disposal of stormwater must be adequate to serve the development and areas draining through the development. Management shall be in accordance with the Stormwater Best Management Practices manual.</i> Drainage plan approval is part of the Final Plat process.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	None – requirement accommodated in code review of final plat.

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According to the preliminary plat for the previous proposed development (SMP2016 0001), a five-foot private drainage, slope, access, and maintenance easement is centered along the west property line (in common with the Vista del Sol subdivision).

Design Requirements – The table below discusses design requirements applied to an ARS. The proposed ARS meets these requirements.

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(i) Open Space	<i>Open space is required as follows: 25 percent in the RR and D-1 zoning districts; 20 percent in the D-3, D-5 and D-10 zoning districts; 15 percent in the D-10SF district. Open space is not required in the D-15, D-18, or LC zoning districts.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
CBJ 49.15.920(j) Perimeter Buffer	<p><i>According to CBJ 49.15.920(j), there are no setback requirements on the unit-lots. A perimeter buffer on the parent lot is required in lieu of the setback requirements for unit lot.</i></p> <p>Note that Parent Lots 1 and 2 have rights-of-way on three sides, so are not required to provide a rear yard setback [CBJ 49.25.430(3)]. As proposed, Parent Lot 1 has a 36 foot setback between Vista del Sol lots (west) to the proposed unit lots. Parent Lot 2 exceeds the five foot setback required from undeveloped lots to the east. Parent Lot 3 has a rear yard setback of 20 feet from undeveloped land to the east.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
CBJ 49.15.920(m) Permitted Uses	<i>No primary uses are permitted on the parent lot except a recreational center, community facility, or a child care center. Consistent with the table of permissible uses, CBJ 49.25.300, only residential uses and</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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Topic and Code Reference	Summary	Complies	Recommended Condition
	<i>associated accessory structures are allowed on the unit-lots.</i>		
CBJ 49.15.920(n) Street Sign	<i>The developer shall install a street sign provided by the City and Borough of Juneau at the developer's expense.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Addressed in Construction Plan – part of Final Plat.
CBJ 49.15.920(o) Mailboxes	<i>Upon consultation with the United States Postal Service, the director shall determine the placement location of mailboxes.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The final mailbox location shall be reviewed and approved by the CDD Director for the Final Plan.

Parking – Off-street parking may be located on the parent lot or unit lots [CBJ 49.15.920(h)].

For multi-family units, off-street parking required is based on the number of bedrooms in each unit.

Infrastructure, including off-street parking, is required to be constructed during each phase of development.

The phasing plan (**Attachment B**) shows off-street parking. **Attachment F** shows parking required for each phase, and provides cumulative totals.

Condition 4: For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.

Traffic – According to CBJ 49.40.300(a)(2) a Traffic Impact Analysis is required; the development is anticipated to generate more than 250 ADT.

Parent Lot #	Use	Metric	Units	Trips Generated
1	Low-rise apartment	6.59 per occupied dwelling unit	236	1,555
2	Low-rise apartment	6.59 per occupied dwelling unit	134	883
3	Residential Townhouse	5.81 per dwelling unit	74	139
TOTAL:				2,577

Condition 5: For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.

Habitat – The U.S. Army Corps of Engineers issued a jurisdictional determination indicating wetlands on the lot. The jurisdictional determination expired on January 20, 2021. A new determination and permitting will be required for project development. There are no other known habitats regulated by Title 49 on site.

Condition: None recommended.

Hazard Zones – The development is not in a mapped hazard area.

A Hillside Endorsement is required for cuts into or slopes of 18%. Staff anticipates that residential structures will require hillside endorsement. At its most basic level, the hillside endorsement includes items stamped by an engineer, architect, geologist, or surveyor licensed by the State of Alaska:

- A site plan.
- A landscaping plan.
- A geotechnical memo discussing the soils and the thought process of development on those soils.

Determination of the need for a Hillside Endorsement is done during the Building Permit process.

In the image to the right, the slopes over 18%, derived from 2013 LiDAR, are shown in light purple. Slopes over 37% are darker.



Public Health, Safety, and Welfare – The creation of housing is the Assembly’s number one goal for 2022. Housing is believed to constrain economic development.

The applicant participated in a CBJ survey of interest for the Juneau Affordable Housing Fund, stating that they would aim the first two apartment structures at people with incomes of 80% to 120% Average Mean Income (AMI) (**Attachment G**). Housing targeting this group was previously referred to as “workforce housing,” and is currently called “middle income housing.” Under the CBJ program, rents for people at 80% AMI for a one-bedroom unit would be capped at \$1,934, and a two-bedroom unit would be capped at \$2,176.

During the public meeting (details below) members of the public voiced concerns that low-income housing would bring crime and drug use to the area. Public housing built with access to employment, commerce, schools, and other institutions has crime rates similar to those of other neighborhoods (**Attachment H**).

What Does 80% AMI Mean?

For context, 80% AMI is \$67,680 for a single person in Juneau, or \$2,820 every two weeks. A State of Alaska Employee Range 20 at Step A could qualify for this housing. Among the State jobs posted with qualifying salary ranges include Accountant 3 & 4, Analyst Programmer 5, Assistant Attorneys General and District Attorneys, the Executive Administrator for the Board of Pharmacy, Grant Administrators, and payroll supervisors. For a CBJ perspective, a Senior Planner at Community Development can’t qualify at 80% AMI until reaching Step D (**Attachment I**).

Property Value and Neighborhood Harmony – The Assessor’s Office did not respond to staff’s query about property value. Assembly action rezoning the property from D5 to D18 indicates Assembly understanding and acceptance of impacts to the neighborhood.

Neighbors have expressed an interest in a fence or other barrier between the Ridgeview development and Vista del Sol, to better differentiate project open space from private property next door. After consulting with a fencing company, the applicant would prefer a vegetative barrier due to poorly drained soils.

Vista del Sol neighbors expressed concerns about clearing conducted by the previous owner resulting in trees falling or about to fall on their property. Neighbors were encouraged to contact the applicant directly to address tree concerns, because the applicant will have a contractor available this fall season to remove offending trees.

Condition 6: Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note.

Phasing – The phasing plan is in **Attachment B**. Construction of common facilities for a phase (such as roadway, off-street parking, and open space) is required to be completed before moving on to the next Phase [CBJ 49.15.960(b)]. **Attachment J** provides the requirements for each phase based on the materials provided in **Attachment B**.

The off-street parking and phasing plan provided omits ADA spaces. ADA spaces would be required to be shown for the Final Plan for each phase. Provision of ADA parking is a Federal regulatory requirement that can be examined during the Final Plan for each phase, and does not require a condition.

Road construction is proposed to be phased as shown. The secondary access must be developed by the ninth (9th) Temporary Certificate of Occupancy in Phase 2.

Standard conditions for ADA signage and parking lot striping can be included on conditions for the Final Plan for each phase.

Condition 7: Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).

Condition 8: Per CBJ 49.15.920(o), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location.

AGENCY REVIEW

CDD conducted an agency review comment period between August 3, 2022 and September 15, 2022. Agency review comments can be found in **Attachment K**.

Agency	Summary
U.S. Army Corp of Engineers	Lot has wetlands that fall within their jurisdiction.
ADOT&PF	Traffic Impact Analysis required, build to ADOT&PF standards.
CCFR	Sprinkler, fire alarm, hydrant, and equipment turn-around provisions. Secondary access required after 100 units. Updated with acceptance of <i>cul de sac</i> proposal.
CBJ General Engineering	No comments at this time.
CBJ GIS Specialist	Change name of Seymour Way to Vista del Sol Drive, for continuity.

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PUBLIC COMMENTS

CDD conducted a neighborhood meeting on September 8, 2022, attended by 16 members of the public (**Attachment L**). Notice was sent to property owners within 500 feet of the proposed development.

The group proposed three modifications.

- (A) Use AMHT land to provide secondary access. This will depend on negotiations with AMHT.
- (B) End Seymour Way in a *cul de sac*. Do not connect to Vista del Sol Drive.
- (C) Provide a fence or other barrier between the development and neighbors in Vista Del Sol Subdivision.

CDD conducted a public comment period between September 9, 2022 and September 19, 2022. Public notice was mailed to property owners within 500 feet of the development (**Attachment M**). A public notice sign was also posted on site two weeks prior to the scheduled hearing (**Attachment N**). Public comments submitted at time of writing this staff report can be found in **Attachment O**.

Name	Summary
Collin McClelland	From Neighborhood Meeting: installation of barrier between developments, <i>cul de sac</i> instead of connection to Vista del Sol, address traffic impact.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms to the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan. Plans call for the development of housing, particularly in a flexible format that fits the character of existing neighborhoods and provides housing for a variety of CBJ residents and economic groups.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36-37	Policy 4.1/4.2	Policies promote providing an adequate supply of various types of housing for all CBJ residents and economic groups.
	10	130	Policy 10.2	Policy promotes flexibility and creativity in residential development within the urban service boundary.
	11	157	Land Use Designation	Complies with the <i>Medium Density Residential</i> Land Use Designation which allows for residential development between 5-20 units per acre.
2016 Housing Action Plan	Part 2	35	Production Target	The Housing Action Plan sets an annual goal of 66 new dwelling units. Proposal creates 444 new housing units.
2015 Juneau Economic Development Plan	5	103	Initiative	Plan calls for promoting housing affordability and availability.

FINDINGS

Alternative Residential Subdivision Preliminary Plan Approval – Per CBJ 49.15.940(d), the Director makes the following findings on the proposed Alternative Residential Subdivision Preliminary Plan:

1. *Does the proposed development protect natural features and avoid natural hazards by reserving them as open space?*

Analysis: No additional analysis needed.

Finding: Not applicable. There are no natural features or natural hazards on the lot to reserve as open space.

2. *Is the proposed development consistent with Title 49, the Land Use Code?*

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions, the proposed development complies with CBJ 49.15 Article 9, CBJ 49.35, and CBJ 49.40.

3. *Does the development incorporate perimeter buffers sufficient to minimize off-site impacts of the subdivision and to maximize harmony with the neighborhood?*

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions, the proposed development incorporates perimeter buffers sufficient to minimize off-site impacts and maximize neighborhood harmony.

4. *Do utilities proposed for connection to the City and Borough system meet City and Borough standards, and are all others consistent with sound engineering practices, as determined by the City and Borough Engineering and Public Works Department?*

Analysis: The details of utilities will be finalized with each phase at Final Plat. CBJ Engineering and Public Works reviewed the proposal and said that existing infrastructure in Glacier Highway is sufficient to meet the increased use.

Finding: Yes. The CBJ Engineering and Public Works Department has reviewed preliminary plans. The development can reasonably connect to CBJ services and meet CBJ standards.

5. *Does the configuration of the development provide for economy and efficiency in utilities, housing construction, access, parking, and circulation?*

Analysis: No additional analysis needed

Finding: Yes. The proposed development provides economy and efficiency in utilities, housing construction, access, parking, and circulation.

6. *If the approval is for a phased development, is each phase consistent with the preliminary development plan and design of the entire Alternative Residential Subdivision?*

Analysis: Each phase will have a Final Plan approval and Final Plat approval. Those final documents are required to be consistent with this preliminary plan.

Finding: Yes. This phase of development is consistent with the preliminary development plan requirements.

7. *Does the proposed development adequately address the cumulative impacts of the phased development on the neighborhood and the natural environment?*

Analysis: The Traffic Impact Analysis will determine improvements required to address traffic impacts from the development.

Finding: Yes. With recommended conditions, the proposed development plan adequately addresses the cumulative impacts of the phased development on the neighborhood and the natural environment.

8. *If the approval includes an allotment of a density bonus, the density bonus complies with section CBJ 49.15.920(e)(4).*

Analysis: No additional analysis required.

Finding: Yes. As discussed above, the proposed density bonus complies with section CBJ 49.15.920(e)(4).

Additionally, in accordance with CBJ 49.15.930 and CBJ 49.15.330 (e) & (f), the Director makes the following findings on the proposed Alternative Residential Subdivision Preliminary Plan:

9. *Is the application for the requested Alternative Residential Subdivision Preliminary Plan complete?*

Analysis: A Traffic Impact Analysis for the development is recommended before approval of the Final Plan for Phase 1.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

10. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Analysis: The application is for multi-family housing. The use is listed at CBJ 49.25.300, Section 1.300 for the D18 zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

11. Will the proposed development comply with the other requirements of this chapter?

Analysis: The proposed site design complies with code requirements of this stage. Future elements – the Preliminary Plat, Final Plan, and Final Plat will be reviewed for completion at the time.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including bonus provisions.

12. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: A Traffic Impact Analysis will outline improvements needed for traffic safety.

Finding: Yes. With recommended conditions, the requested development, in a D18 zoning district, will not materially endanger the public health or safety.

13. Will the proposed development substantially decrease the value of, or be out of harmony with, property in the neighboring area?

Analysis: The Assessor's Office did not respond to staff's query about property value. Assembly action rezoning the property from D5 to D18 indicates Assembly understanding and acceptance of impacts to the neighborhood. The Assembly rezoned the property from D5 to D18 in 2015, with discussion of impacts.

Finding: No. With recommended conditions, the requested development, in a D18 zoning district will not substantially decrease the value or be out of harmony with the property in the neighboring area.

14. Will the proposed development conform with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: In addition to conforming to current plans, the proposal addresses current Assembly's number one Goal of housing.

Finding: Yes. The proposed development, with the recommended conditions, will conform to the 2013 Comprehensive Plan, 2014 Economic Development Plan, and the 2015 Housing Action Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

This approval is subject to the following conditions:

1. Reevaluate figures provided in "Greenspace by Phase."
2. Revise site plan to show pedestrian paths or multi-use paths in Phase 3.
3. When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.
4. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.

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5. For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.
6. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note.
7. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
8. Per CBJ 49.15.920(o), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Revised Plan Documents, September 16, 2022
Attachment C	April 14, 2015 Planning Commission Regular Meeting Minutes
Attachment D	June 6, 2015 Committee of the Whole, and July 7, 2015 Regular Meeting Minutes for the Assembly.
Attachment E	Plat 2012-18, Vista del Sol, Phase II
Attachment F	Phased Parking Analysis
Attachment G	Juneau Affordable Housing Fund Program Guidelines, Appendix B
Attachment H	National Low Income Housing Coalition, "Myths and Realities About Public Housing" (2019)
Attachment I	AFL-CIO GGU Contract, Current
Attachment J	Infrastructure Requirements by Phase
Attachment K	Agency Comments
Attachment L	Public Meeting Materials
Attachment M	Abutters Notice
Attachment N	Public Notice Sign Photo
Attachment O	Public Comment

ARTICLE IX. ALTERNATIVE RESIDENTIAL SUBDIVISIONS

49.15.900 Purpose.

The general purpose of this article is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot. This article provides a housing option to allow dwellings on unit-lots to be conveyed by long-term leases, less than fee-simple ownership, or fee-simple ownership, including condominium and other common-interest communities. The specific purpose of this article is to permit flexibility in the regulation and use of land in order to promote its most appropriate use for unit-lot residential communities; to encourage residential developments that are planned, designed and developed to function as integral units with common facilities; to encourage developments that provide different types of housing options; to encourage development of quality affordable housing; to facilitate the adequate and economical provisions of access and utilities; and to encourage developments that are in harmony with the surrounding area.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.910 Application.

The provisions of this article apply when a parent lot is subdivided into developable unit-lots and where a portion of the parent lot remains.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.920 General provisions.

- (a) *General.* The requirements of this title apply except as provided in this article.
- (b) *Zoning districts.* An alternative residential subdivision is only allowed in the following zoning districts: RR, D-1, D-3, D-5, D-10SF, D-10, D-15, D-18, and LC.
- (c) *Lot size.* The parent lot shall be at least 150 percent of the minimum lot size for the zoning district in which it is located. There is no minimum size for the unit-lots.
- (d) *Other dimensional standards.* The minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots.
- (e) *Density.*
 - (1) The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.
 - (2) Land and water bodies used in calculating the number of dwelling units permitted shall be delineated on the preliminary and final plans in a manner allowing confirmation of acreage and density computations.

- (3) The commission may award a density bonus as an incentive for enhancements to the development. The total bonus shall not exceed 50 percent in the RR, D1, D3, D5, D10 zoning districts, and 25 percent in the D-10SF, D15, D18 and LC zoning districts of the density provided in subsection (e)(1) of this section and rounded to the nearest whole number and shall be the sum of individual density bonuses as follows:
 - (A) Five percent for each ten percent increment of open space in excess of that required in the zoning district to a maximum bonus of 15 percent for open space in excess of that required;
 - (B) Five percent for a continuous setback greater than 50 feet or ten percent for a continuous setback greater than 50 feet on both sides of a stream, if applicable, designated in the plan as undisturbed open space along important natural water bodies, including anadromous fish streams, lakes, and wetlands;
 - (C) Fifteen percent for a mixture of housing units restricted by a recorded document for a period of 30 years from the first sale:
 - (i) In which ten percent of the dwelling units are set aside for lower income households earning no more than 80 percent of the area median income; or
 - (ii) In which 20 percent of the dwelling units are set aside for workforce households earning no more than 120 percent of the area median income.
 - (D) Up to ten percent for provision of common facilities and additional amenities that provide an unusual enhancement to the general area, such as siting, landscaped buffers, or the creation or preservation of view corridors;
 - (E) Ten percent for dedication of a public right-of-way accessible to all unit-lots consistent with chapter 49.35;
 - (F) Five percent in the RR, D-1, D-3, D-5, and D-10SF zoning districts, and ten percent in the D-10, D-15, D-18 and LC zoning districts for providing shared use pathways to facilitate safe pedestrian and bicycle movement within the development and to ensure non-vehicular access to open space, common facilities and to public services;
 - (G) Five percent for designing all dwelling structures to a five-star plus energy efficiency rating; ten percent for designing all dwelling structures to a six-star energy efficiency rating; and
 - (H) Up to ten percent for using high-efficiency primary heating methods, such as heat pumps, in all dwelling structures.
- (4) A density bonus may be limited or denied if it will more probably than not:
 - (A) Materially endanger public health or safety;
 - (B) Substantially be out of harmony with property in the neighboring area;
 - (C) Lack general conformity with the comprehensive plan or another adopted plan; or
 - (D) Create an excessive burden on roads, sewer, water, schools, or other existing or proposed public facilities.
- (f) *Frontage and access.* The parent lot shall front on and be accessed by a publically maintained right-of-way. Access within the development may be exempted from [chapter] 49.35 and be privately owned and maintained if it complies with the following requirements:
 - (1) The access shall be located completely on the parent lot;
 - (2) The access does not endanger public safety or welfare and provides for safe pedestrian and vehicular traffic circulation;

- (3) The access complies with the emergency service access requirements of CBJ [chapter] 19.10;
 - (4) Access to and within the development is paved;
 - (5) The developer submits adequate evidence that upon approval of the development, a homeowners' association will be formed, can obtain liability insurance, and is solely responsible for maintaining the private access—including winter maintenance; and
 - (6) The alternative residential subdivision does not abut a developable parcel that lacks alternative and practical frontage on a publically maintained right-of-way.
- (g) *Utilities.* An alternative subdivision is required to connect each dwelling unit to public sewer and water. A master meter for water shall be installed by the developer.
- (h) *Parking.* Parking required for each dwelling unit may be located on either the parent lot or the unit-lot.
- (i) *Open space.* Open space is required as follows: 25 percent in the RR and D-1 zoning districts; 20 percent in the D-3, D-5 and D-10 zoning districts; 15 percent in the D-10SF district. Open space is not required in the D-15, D-18, or LC zoning districts.
- (j) *Buffer.* There are no setback requirements on the unit-lots. A perimeter buffer is required in lieu of the setback requirements of this title on the parent lot. The presumptive buffer width shall not be less than the setback set by the underlying zoning district to ensure neighborhood harmony and minimize off-site impacts. The commission may enlarge a buffer or a portion of a buffer up to 25 feet in total width, and the commission may reduce a buffer or a portion of a buffer by 75 percent of the setback for the underlying zoning district. The commission may only enlarge or reduce the buffer width upon considering, but not limited to: type of buffer, location of the subdivision structures and uses therein; the location and type of surrounding uses or development; topography; and the presence of existing visual and sound buffers. A buffer shall be vegetated unless the commission requires non-vegetated screening. A buffer may include fencing, natural berm, or other similar features. No parking areas, dwelling units, unit-lots, or permissible uses may be located within the perimeter buffer. Access to the development may cross a portion of the buffer.
- (k) *Parent lot.* Portions of the parent lot not subdivided into unit-lots shall be owned in common by a homeowners' association, or similar entity, comprised of the owners of the unit-lots located within the parent lot.
- (l) *Stormwater management.* Facilities for the control and disposal of stormwater must be adequate to serve the development and areas draining through the development. Management shall be in accordance with the Stormwater Best Management Practices manual. Where appropriate, natural drainage channels, swales, or other similar areas within the open space may be used for stormwater management at the development. The developer shall provide the CBJ Engineering and Public Works Department with an evaluation of offsite drainage outfalls for the additional runoff contributed by the alternative residential subdivision. The commission may require construction of offsite drainage improvements necessary to accommodate additional runoff from the development.
- (m) *Permitted uses.* No primary uses are permitted on the parent lot except a recreational center, community facility, or a child care center. Consistent with the table of permissible uses, 49.25.300, only residential uses and associated accessory structures are allowed on the unit-lots. Accessory dwelling units are prohibited on the parent lot and on any unit-lots. A home occupation or a child care home is permissible on the unit-lots. If an alternative residential subdivision creates a lot that complies with the table of dimensional standards, 49.25.400, for the underlying zoning district, the accessory dwelling unit prohibition of this subsection does not apply.
- (n) *Street sign.* Street signage is required. The developer shall install a street sign provided by the City and Borough of Juneau at the developer's expense. The director shall determine the type of street sign—

addresses or street name—upon considering public health, safety, and welfare given the size of the subdivision.

- (o) *Mailboxes.* Upon consultation with the United States Postal Service, the director shall determine the placement location of mailboxes. The director may require additional improvements and design changes to enable efficient mail delivery and to minimize traffic interferences and compliance with CBJ standard details.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.930 Alternative residential subdivision review process.

- (a) *General procedure.* A proposed alternative residential subdivision shall be reviewed according to the requirements of section 49.15.330, conditional use permit, and in the case of an application proposing a change in the number or boundaries of unit-lots, section 49.15.402, major subdivisions, except as otherwise provided in this article. Approval shall be a two-step process, preliminary plan approval and final plan approval. In cases involving a change in the number or boundaries of unit-lots, the preliminary and final plat submissions required by section 49.15.402 shall be included with the preliminary and final plan submissions required by this chapter.
- (b) *Preapplication conference.* Prior to submission of an application, the director shall conduct an informal preapplication conference with the developer to discuss the proposed alternative residential subdivision. The purpose of the preapplication conference shall be to exchange general and preliminary information and to identify potential issues and bonuses. The developer may discuss project plans and the director may provide an informal assessment of project permit eligibility, but no statement made by either party shall be regarded as binding, and the result of the conference shall not constitute preliminary approval by the department. The conference shall include a discussion of the zoning, size, topography, accessibility, and adjacent uses of the development site; the uses, density and layout of buildings, parking areas, the open space and landscaping proposed for the development; the common facilities; provision of utilities, including solid waste and recycling collection; the access, the vehicle and pedestrian circulation, and winter maintenance including snow removal locations; the development schedule and the alternative residential subdivision permit procedures. The developer shall provide a sketch of the proposed alternative residential subdivision.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.940 Preliminary alternative residential subdivision plan approval.

- (a) *Application.* The developer shall submit to the department one copy of a complete alternative residential subdivision application, which shall include an application form, the required fee, any information required in subsection 49.15.402, the information required by this section, and any other information specified by the director.
- (b) *Required submissions.* The application shall include the following material:
 - (1) *Ownership.* The application shall identify, and shall be signed by or upon, the included written authorization of, all owners, lessees, and optionees of land within the boundaries of all phases of the alternative residential subdivision.
 - (2) *Preliminary development plan.* The application shall include a preliminary development plan, explaining how the proposed alternative residential subdivision will achieve the purposes set forth in section 49.15.900. The preliminary development plan shall summarize the different land uses proposed, including the amount of land for housing, open space, buffer, access, parking and pedestrian circulation; the number and types of housing units and proposed density; the natural features to be protected and hazards to be avoided; and the public, if any, and private services to be provided.

- (3) *Design.* The application shall describe the design of the alternative residential subdivision, with particular attention to building siting, massing, access, parking, and architectural features; provision of utilities including drainage and trash collection; provision of winter maintenance for access and parking areas; and the circulation of traffic and pedestrians.
- (4) *Open space, common facilities, and general landscaping.* The preliminary plat shall show and describe common facilities, pedestrian circulation to common facilities and amenities, open space, buffers, landscaping, and similar features.
- (5) *Request for density bonuses.* If a density bonus is being applied for, the application shall include a narrative describing the justification for the requested bonus, and the application shall show the nature and extent of the requested bonus.
- (6) *Description of phased development.* The preliminary development plan for a phased alternative residential subdivision shall include:
 - (A) A drawing and development schedule for each phase and for the entire alternative residential subdivision;
 - (B) The size and general location of proposed land uses for each phase at the maximum level of density, including maximum allotment of density bonuses;
 - (C) A description of the access (pedestrian and vehicular) connecting all the phases and where they will connect at the alternative residential subdivision boundaries;
 - (D) A description of how the developer will address the cumulative impacts of the phased development on the neighborhood and the natural environment;
 - (E) A description of the overall design theme unifying the phases;
 - (F) An analysis of how each phase in the project will meet the requirements of subsection 49.15.960(b); and
 - (G) A sketch plat consistent with section 49.15.410.
- (c) *Department review.* The director shall advise the developer whether the alternative residential subdivision application is complete, and, if not, what the developer must do to make it complete. Within 45 days after determining an application is complete, the director shall schedule the preliminary plan for a public hearing before the commission. The director shall give notice to the developer and the public according to section 49.15.230.
- (d) *Commission action.* The commission may approve an alternative residential subdivision preliminary plan if it meets the following requirements:
 - (1) The development protects natural features and avoids natural hazards by reserving them as open space;
 - (2) The development is consistent with the land use code;
 - (3) The development incorporates perimeter buffers sufficient to minimize off-site impacts of the subdivision and to maximize harmony with the neighborhood;
 - (4) Utilities proposed for connection to the City and Borough system meet City and Borough standards, and all others are consistent with sound engineering practices, as determined by the City and Borough Engineering and Public Works Department;
 - (5) The configuration of the development provides for economy and efficiency in utilities, housing construction, access, parking and circulation;

- (6) If the approval is for a phased development, that each phase is consistent with the preliminary development plan and design of the entire alternative residential subdivision;
 - (7) Adequately addresses the cumulative impacts of the phased development on the neighborhood and the natural environment; and
 - (8) If the approval includes an allotment of a density bonus, the density bonus complies with section 49.15.920(e)(4).
- (e) *Expiration.* Approval of a preliminary plan shall expire 18 months after the commission notice of decision unless a final plan for the entire project or, in the case of a phased development, the first phase thereof, is submitted to the department for commission action. An application for extension of a preliminary plan shall be according to section 49.15.250, development permit extension.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.950 Final alternative residential subdivision plan approval.

- (a) *Application.* Upon completion of all conditions of the preliminary plan, the developer shall submit an application, fee, and a final plan for commission approval.
- (b) *Homeowners' association.* The formation of a homeowners' association, or similar entity, is required.
 - (1) The articles of incorporation and bylaws of the homeowners' association, required under A.S. 34.08 or this chapter, shall be prepared by a lawyer licensed to practice in the state.
 - (2) The homeowners' association shall be responsible for the maintenance of open space, water and sewer utilities, and stormwater control features and drainages. The association documents shall specify how any other common facilities shall be operated and maintained. The association documents shall require homeowners to pay periodic assessments for the operation, maintenance and repair of common facilities. The documents shall require that the governing body of the association adequately maintain common facilities.
 - (3) If the alternative residential subdivision is phased, the association documents shall specify how the cost to build, operate, and maintain improved open space and common facilities shall be apportioned among homeowners of the initial phase and homeowners of later phases.
 - (4) The homeowners' association documents shall be recorded with the approved final plat.
- (c) *Commission action.* The commission may approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.
- (d) *Expiration.* An approved final plan shall expire 18 months after recording if the applicant fails to obtain an associated building permit and make substantial construction progress. An application for extension of a final plan shall be according to section 49.15.250, development permit extension.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.960 Phased development.

- (a) *Phasing allowed.* An applicant may develop an alternative residential subdivision in phases, provided 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.

- (b) *Completion of an individual phase.* 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 and density 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 that 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.
- (c) *Standards for phases.* 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.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.970 Amendments to approved alternative residential subdivision plan.

- (a) *Request for amendment.* 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.
- (b) *Minor amendment.* A minor amendment may be submitted without a filing fee and may be approved by the director. For purposes of this section, a minor amendment is a change consistent with the conditions of the original plan approval, and would result in:
 - (1) Insignificant change in the outward appearance of the development;
 - (2) Insignificant impacts on surrounding properties;
 - (3) Insignificant modification in the location or siting of buildings or open space;
 - (4) No reduction in the number of parking spaces below that required;
 - (5) 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.
- (c) *Major amendment.* 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.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

**Attachment E - ARP22-01 Attachment J - Infrastructure Report by Phase
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Page (1)**

Units proposed		Square Feet Provided Parent Lot			Open Space Required Parent Lot			Parking Required ^B Parent Lot			ADA Required Parent Lot		
		1	2	3	1	2	3	1	2	3	1	2	3
Phase 1	72	115,840			35,060			86			4		
Phase 2	164	291,260			54,560			190			6		
Phase 3	136		115,840			60,200			156			6	
Phase 4	44			84,390			20,020			50			2
Phase 5	28			225,250			173,090			56			0
TOTALS		407,100	115,840	309,640	89,620	60,200	193,110	276	156	106	10	6	2
Acres		9.35	2.66	7.11	2.06	1.38	4.43						

A: See "Density Bonus" section for density discussion

B: See Attachment B for parking figures

DRAINAGE REPORT & EROSION CONTROL

To: Garret Johnson, Owner, PCI

From: Toby Lockhart, PE

Date: November 14, 2022

Re: Ridgeview Subdivision



1.0 Site Overview

The site is on the uphill (north) side of Glacier Highway (7400) and is located at the base of Heintzleman Ridge just above the Mendenhall Wetlands and the Gastineau Channel receiving water. Most of the roughly 20-acre site remains densely forested, with approximately 3-acres in the lower southwest corner having been cleared, but not grubbed.

There are five (5) 24-inch corrugated metal pipe (CMP) cross-culverts along the ~750-ft Glacier Highway frontage to which the property discharges stormwater runoff. There are five (5) associated drainages that cross the site from north to south, only one of which (drainage #1) originates from the top of Heintzleman Ridge. This drainage crosses the northwest corner of the proposed development and runs down the shared boundary with the Vista Del Sol Subdivision to the west. There is one other significant drainage (#6) that passes just to the east of the proposed development and was not considered in this evaluation. All other drainages (#2 - #5) originate within the 20-acre site and carry far less flow.

The proposed grading and drainage scheme minimizes the amount of runoff directed to drainage #1 and CMP-1, and divides and directs the remaining runoff to CMP-2, 3, 4 and 5.

2.0 Increase in stormwater runoff

Drainage basins shown on the attached Exhibits A & B were evaluated for pre- and post-development flows in accordance with the 2010 CBJ Manual of Stormwater Management Practices. The resulting increase in runoff flows in cubic feet per second (CFS) are summarized in Table 1 below:

Table 1 – Stormwater Runoff Summary			
Discharge Point	Increase in Runoff (CFS)*	Post-Development Total Flow (CFS)	Discharge Culvert Capacity (CFS)
CMP-1	-0.4	N/A	N/A
CMP-2	5.5	6.7	32.1
CMP-3	8.3	10.8	24.2
CMP-4	8.3	10.3	27.9
CMP-5	4.4	8.5	23.5

*Results are based on an assumed precipitation intensity(i) = 3.04 inches/hour for a 5-min duration and a 25-year storm event. See attached calculations for more detail.

3.0 Connections to established channels

The rough grading and drainage plan shown on plan sheets G-001, C-301, C-302, and C-303 depicts the overall surface grading and piping systems. Ultimately, each system will outfall to one of the five (5) 24-inch CMP cross-culverts along Glacier Highway.

4.0 Evaluation of downstream drainage ways

Each Glacier Highway cross-culvert that will see an increase in flow has been evaluated and found to have ample capacity for the additional demand (see Table 1 above).

5.0 Summary of Required Improvements (CBJ 49.35, Article V)

Following is a summary of the approach to CBJ code requirements for the drainage plan:

- a) Plan Requirements
 - 1) Increase in Runoff: See Table-1 above
 - 2) Evaluation of Existing Drainage Ways: See section 4.0 and Table-1 above
 - 3) Public and any required drainage facilities: See the plan and profile sheets (C-201, C-202, and C-203) for the drainage improvements within the Seymour Way Right of Way (ROW). See Sheet C-301 for two detention ponds at ~STA "S" 13+00 LT, and the drainage #1 outfall system along the west boundary of the property. See Sheets C-302 and C-303 for the east/west ROW connection to the Alaska Mental Health Trust property to the east of the proposed development.
 - 4) Outlet to Established Drainage: See section 4.0 above
- b) Easements: See the preliminary plat for proposed maintenance easements for:
 - (1) Existing drainage outfall along the common boundary between the proposed Ridgeview Subdivision and the Vista Del Sol Subdivision.
 - (2) Detention ponds (within Parent Lot 1) for Seymour Way roadway runoff.
 - (3) Slope easements along all proposed CBJ right of way for ditch and backslope maintenance.
- c) Drainage Systems Required: See plan sheets C-301, C-302, and C-303.
- d) Construction timing: See project narrative and phasing plan.

6.0 Erosion Control

In accordance with the requirements of the Alternate Residential Subdivision (ARS) plan, the proposed development contains a minimum of 30% open space (mostly green space) within each parent lot. The inclusion of green space will reduce the volume of runoff and help treat contaminants at their source. In addition to meeting this green space requirement, several Best Management Practices (BMP's) have been incorporated into the drainage plan to treat contaminants at their source and reduce contaminants discharged to the environment.

Curb Inlet Outfalls to Vegetated Ditchlines

Rather than employ a traditional enclosed stormwater collection system with structures and piping along Seymour Way, the grading and drainage plan calls for roadway runoff to be captured in curb inlets and discharged to a flat-bottom vegetated ditchline (see figure 1 below).

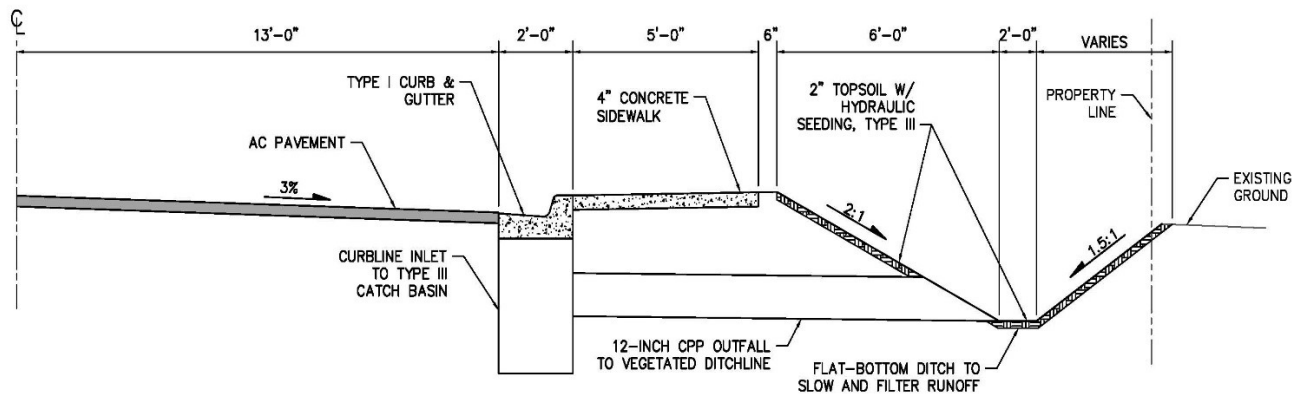


Figure 1 – Vegetated Ditchline BMP

Detention Ponds

Two detention ponds of approximately 500 cubic yards each at approximate STA "S" 13+00, 60' LT will be constructed to treat runoff from the two largest drainage basins (II and FF), as well as snow melt from the snow storage area at approximate STA "S" 14+00, 50' LT.

Oil-Water Separators

An oil-water separator will also be installed at the outfall of each of the four post-development drainage basins prior to discharge to the Glacier Highway cross-culverts.

7.0 Drainage Summary

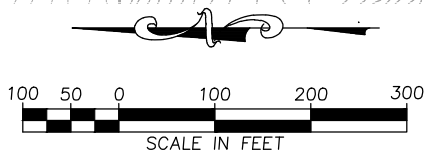
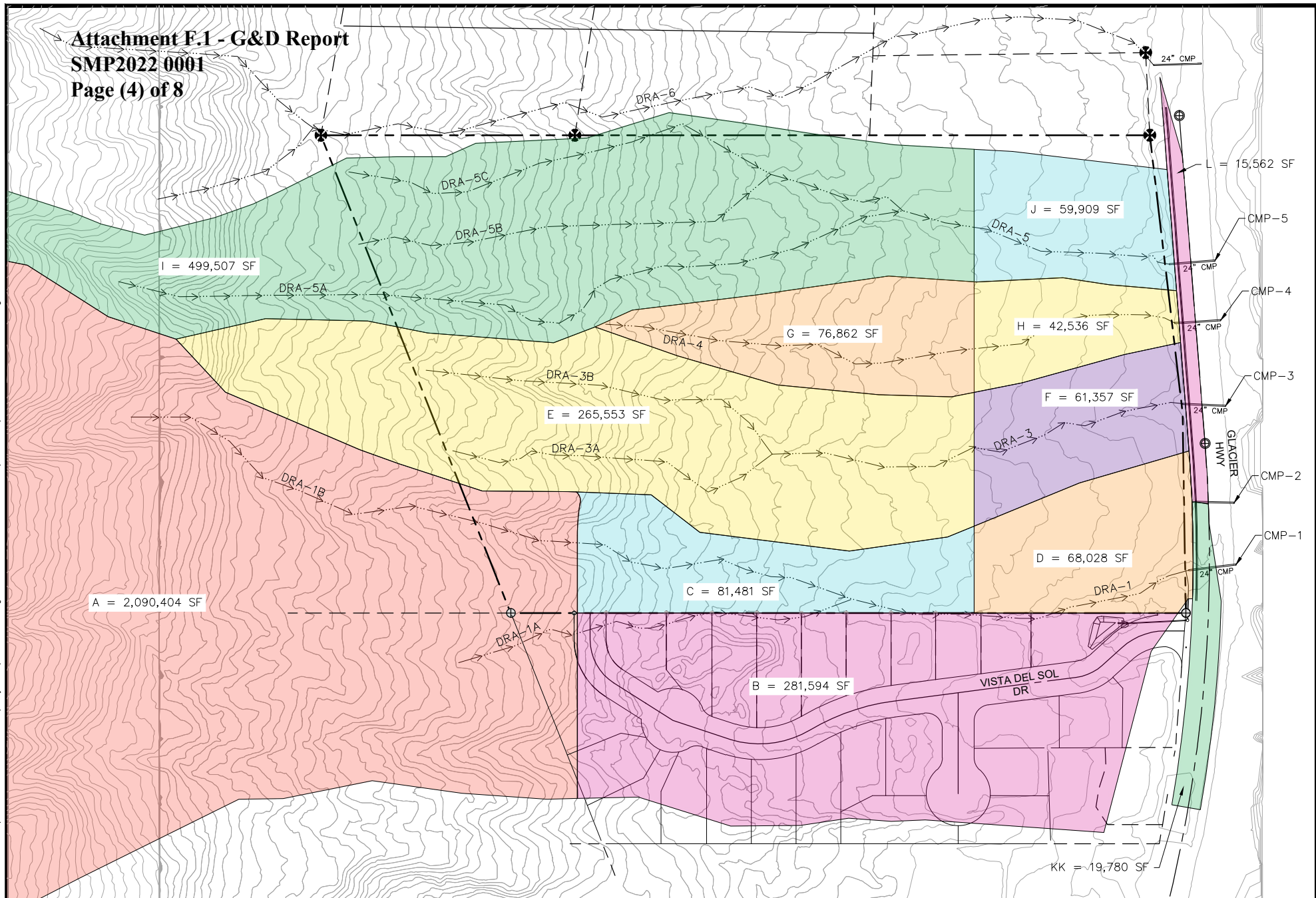
The downstream drainage ways have been evaluated for the impact of the proposed improvements, and found to be adequate to handle the increase in runoff, and several BMP's have been incorporated to manage and mitigate the increased runoff and treat contaminants prior to discharge to the environment.

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Attachment F.1 - G&D Report

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

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



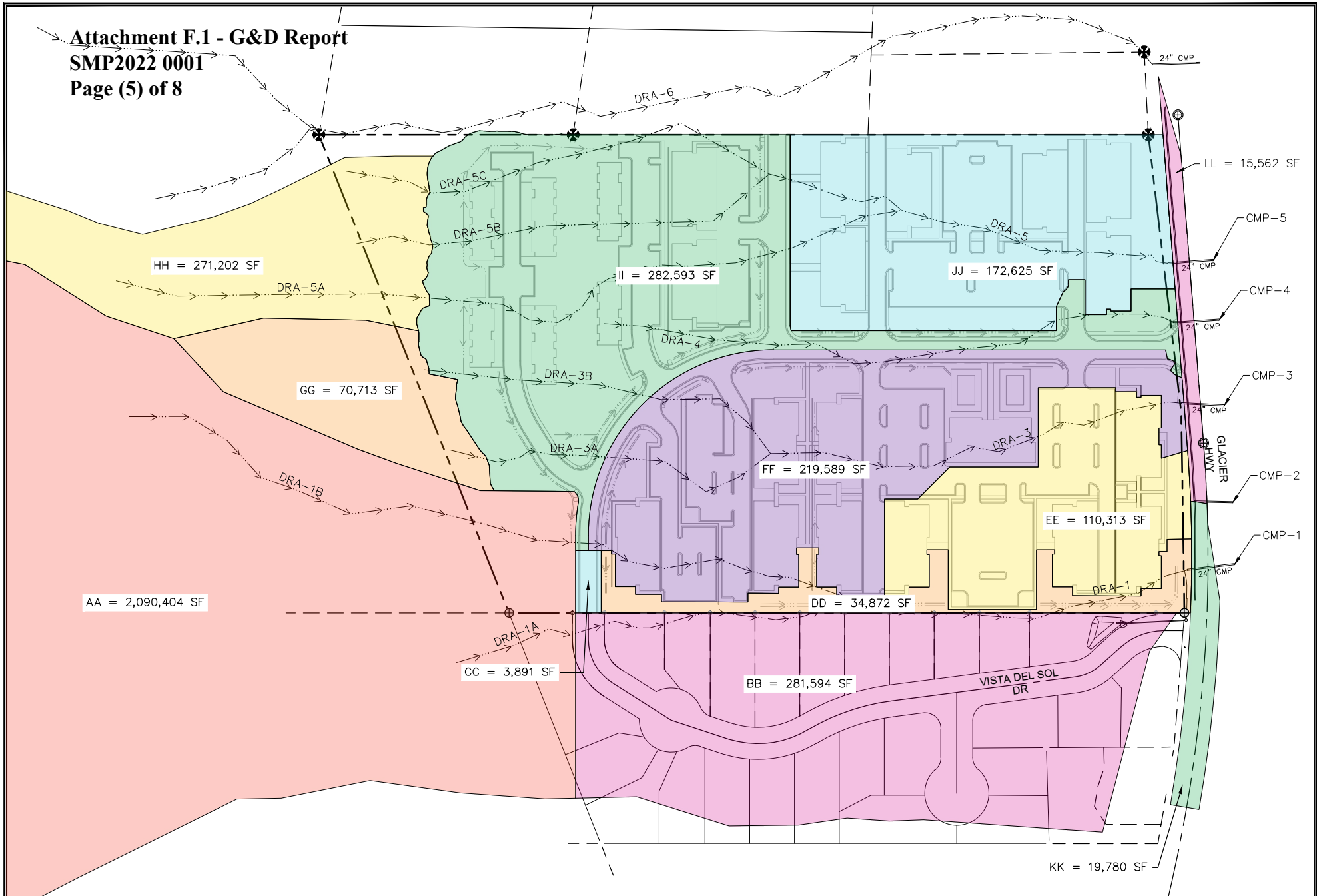
RIDGEVIEW SUBDIVISION
EXHIBIT A
EXISTING DRAINAGE BASINS

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Attachment F.1 - G&D Report

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6035 Sunset Street
Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



RIDGEVIEW SUBDIVISION
EXHIBIT B
POST-DEVELOPMENT
DRAINAGE BASINS

Attachment F.1 - G&D Report

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Drainage Area Name	C	Area (SF)	Acres	Discharge	Description
<u>Existing Basins</u>					
A	0.1	2,090,404	48.0	CMP-1	Upper reaches (above 20 acres) - dense forest
B	0.42	281,593	6.5	CMP-1	Vista Del Sol - Single family residential - 3.0 DU/GA
C	0.1	81,481	1.9	CMP-1	Lower reaches - Ridgeview - dense forest
D	0.15	68,028	1.6	CMP-1	Lower reaches - Ridgeview partially cleared - light forest
E	0.1	265,553	6.1	CMP-3	Above partially cleared Ridgeview - dense forest
F	0.15	61,357	1.4	CMP-3	Partially cleared Ridgeview - light forest
G	0.1	76,862	1.8	CMP-4	Above partially cleared Ridgeview - dense forest
H	0.15	42,536	1.0	CMP-4	Partially cleared Ridgeview - light forest
I	0.1	499,507	11.5	CMP-5	Above partially cleared Ridgeview - dense forest
J	0.15	59,909	1.4	CMP-5	Partially cleared Ridgeview - light forest
K	0.9	19,780	0.5	CMP-2	Glacier Highway runoff
L	0.9	15,562	0.4	CMP-4	Glacier Highway runoff
<u>Proposed Basins</u>					
AA	0.1	2,090,404	48.0	CMP-1	Upper reaches (above 20 acres) - dense forest - Same as A
BB	0.42	281,593	6.5	CMP-1	Vista Del Sol - Single family residential - 3.0 DU/GA - Same as B
CC	0.9	3,891	0.1	CMP-1	Upper Ridgeview Hardscape - Seymour Way
DD	0.25	34,872	0.8	CMP-1	Lawns and greenspace along west boundary of improvements
EE	0.71	110,313	2.5	CMP-2	Total area of lower portion of parent lot 1
	0.25	33,094			30% Greenspace
	0.9	77,219			70% Hardscape
FF	0.71	219,589	5.0	CMP-3	Total area of upper portion of parent lot 1
	0.25	65,877			30% Greenspace
	0.9	153,712			70% Hardscape
GG	0.1	70,713	1.6		Upper reaches (above 20 acres) - dense forest
HH	0.1	271,202	6.2		Upper reaches (above 20 acres) - dense forest
II	0.35	282,593	6.5	CMP-4	Mostly parent lot 3 + the east side of Seymour Way
	0.25	141,297			50% Greenspace
	0.9	70,648			50% Hardscape
JJ	0.71	172,625	4.0	CMP-5	Mostly parent lot 2
	0.25	51,788			30% Greenspace
	0.9	120,838			70% Hardscape
KK	0.9	19,780	0.5	CMP-2	Glacier Highway runoff - Same as K
LL	0.9	15,562	0.4	CMP-4	Glacier Highway runoff - Same as L

Stormwater Hydrologic Calculations

Based on the August 2010 CBJ Manual of Stormwater Best Management Practices

PIPE CAPACITY CALCULATIONS

Mannings Equation from 19-4 of the Civil Engineering Reference Manual for the PE

$$Q = V * A = (1.49/n) A (R^{2/3}) (S^{1/2})$$

Where,

- Q = Flow rate in CFS
 V = Velocity in feet per second
 n = Manning coefficient (see Table 5-5)
 R = Hydraulic radius (A/P or D/4 for full pipe conditions)
 A = Cross-section area of the flow ($\pi * (D^2) / 4$ for full pipe)
 P = Wetted perimeter of the flow ($\pi * D$ for full pipe)
 D = Diameter (FT)
 S = Slope expressed as a decimal (rise over run)

Culvert	Q (CFS)	n	D (FT)	R	(Pipe Full Cond.)		S	Description
					A	P		
CMP-1	15.26	0.028	2	0.5	3.142	6.283	0.021	Major drainage to the west
CMP-2	32.11	0.028	2	0.5	3.142	6.283	0.093	Curb Inlet - slope from DOT plans - outfall not found
CMP-3	24.24	0.028	2	0.5	3.142	6.283	0.053	
CMP-4	27.86	0.028	2	0.5	3.142	6.283	0.070	Curb inlet at approach
CMP-5	23.54	0.028	2	0.5	3.142	6.283	0.050	

Attachment F.1 - G&D Report

SMP2022 0001

Page (8) of 8 Stormwater Hydrologic Calculations

Based on the August 2010 CBJ Manual of Stormwater Best Management Practices

PEAK FLOW CALCULATIONS FOR CONVEYANCE

Peak Flow Determination via the Rational Method (Appendix D)

$$Q_r = (C)(I)(A)$$

Where,

- Q = Peak flow in cfs for a storm of return frequency R
- C = Estimated runoff coefficient (portion that becomes runoff) - from Table D-4 on page D-9
With several land cover types, Cc = Composite C = (C1Area1 + C2Area2...+CnAn) / Total Area
- i = Water quality peak rainfall intensity (in/hour) - From NOAA*
- A = Drainage subbasin area (acres)

*For conveyance sizing, a Tc = 5 min with a 25-year return period yields i=3.04 per the online NOAA Precip Table.

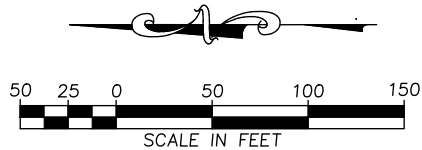
Peak Flows for Conveyance

Capacity(CFS)	Discharge Point	Q(cfs)	i	Cc	C	Area (SF)	Drainage Basin
15.26	CMP-1						
	Existing	1.3	3.04	0.12	0.1	81,481	C
					0.15	68,028	D
						149,509	Total
	Proposed	0.9	3.04	0.32	0.9	3,891	CC
					0.25	34,872	DD
						38,763	Total
32.11	CMP-2						
	Existing	1.2	3.04	0.9	0.9	19,780	K
						19,780	Total
	Proposed	6.7	3.04	0.73	0.71	110,313	EE
					0.9	19,780	KK
						130,093	Total
24.24	CMP-3						
	Existing	2.5	3.04	0.11	0.1	265,553	E
					0.15	61,357	F
						326,910	Total
	Proposed	10.8	3.04	0.705	0.71	219,589	FF
						219,589	Total
27.86	CMP-4						
	Existing	2.0	3.04	0.21	0.1	76,862	G
					0.15	42,536	H
					0.9	15,562	L
						134,960	Total
	Proposed	10.3	3.04	0.23	0.1	70,713	GG
					0.1	271,202	HH
					0.35	282,593	II
					0.9	15,562	LL
						640,070	Total
23.54	CMP-5						
	Existing	4.1	3.04	0.11	0.1	499,507	I
					0.15	59,909	J
						559,416	Total
	Proposed	8.5	3.04	0.705	0.71	172,625	JJ
						172,625	Total

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Attachment F.2 - G&D Plan
SMP2022 0001
Page (1) of 11

NOTES:
1. ONLY FINISHED GRADE CONTOURS ARE SHOWN ON THIS SHEET FOR CLARITY. SEE C-301, C-302, AND C-303 FOR FINISHED GRADE CONTOURS SUPER-IMPOSED ON THE EXISTING CONTOURS.



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Juneau, Alaska 99801
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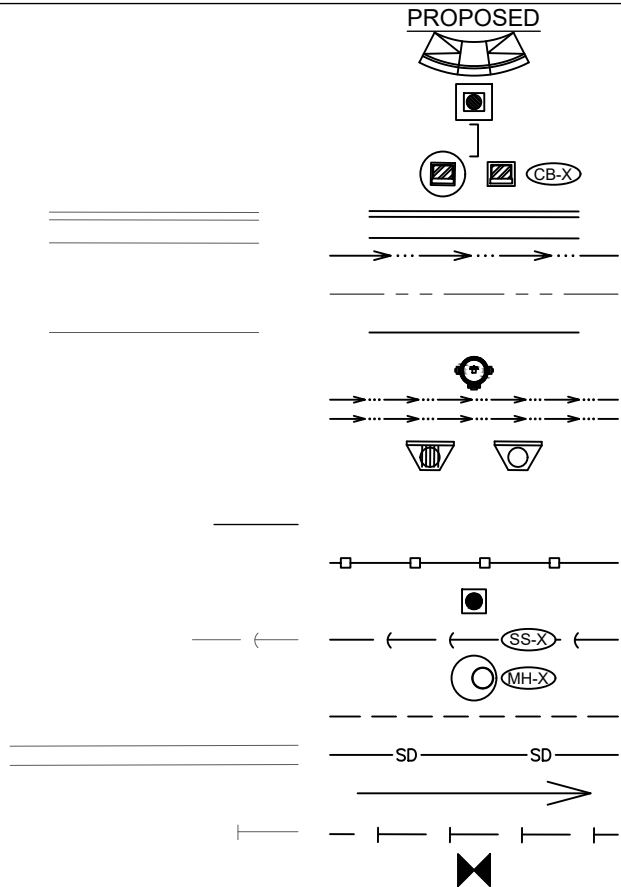
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



RIDGEVIEW SUBDIVISION
OVERALL GRADING AND
DRAINAGE PLAN

PROJECT 22-007
DATE 11/7/2022

SHEET
G-001



ABBREVIATIONS

BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
ELEV	ELEVATION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL CURVE
ROW	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION

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Juneau, Alaska 99801
907-463-5395

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



RIDGEVIEW SUBDIVISION

LEGEND, AND ABBREVIATIONS

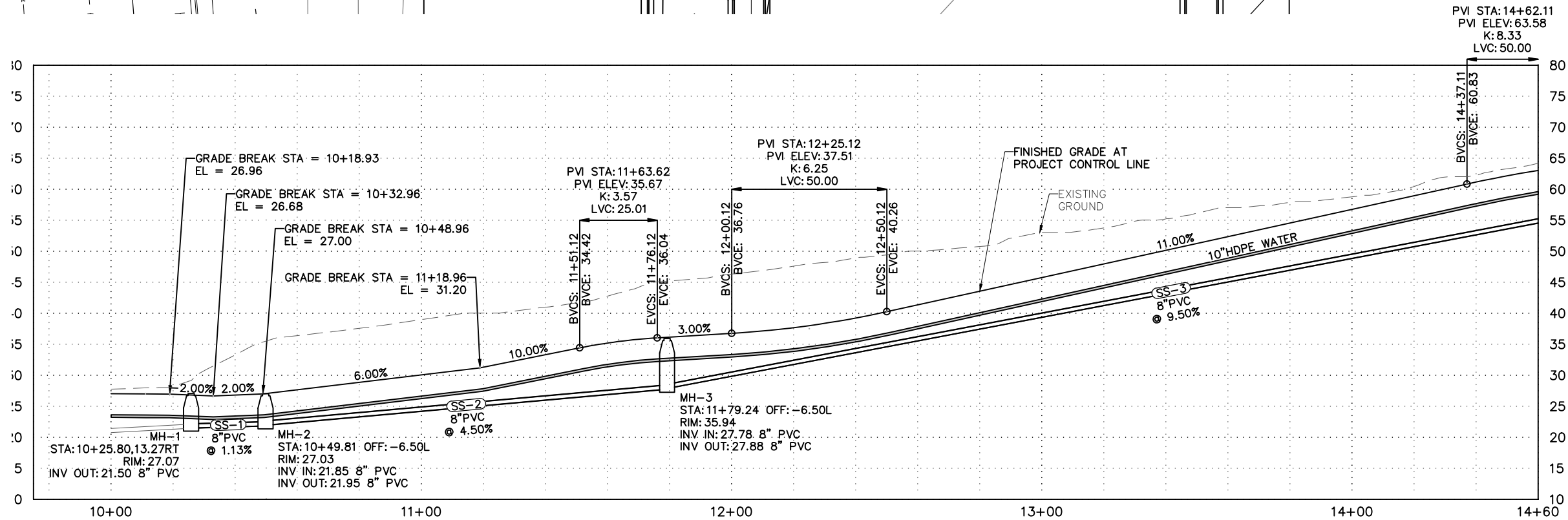
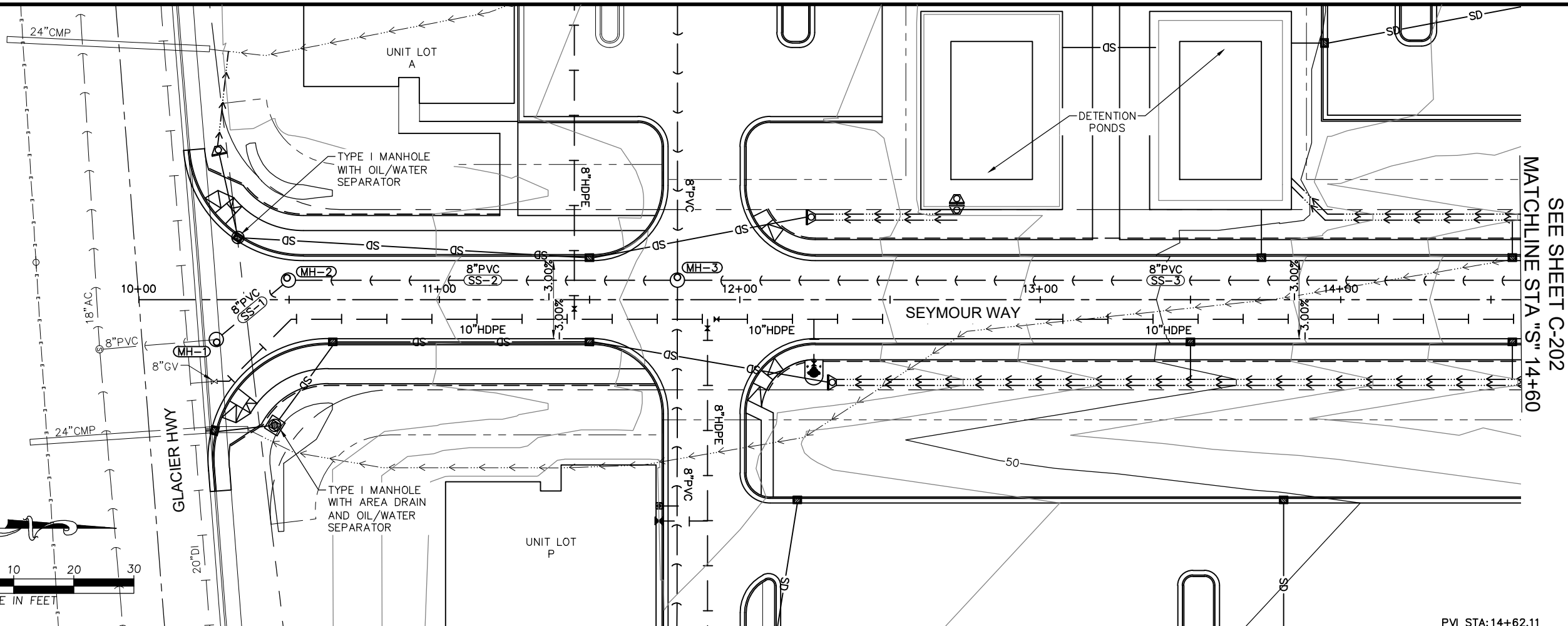
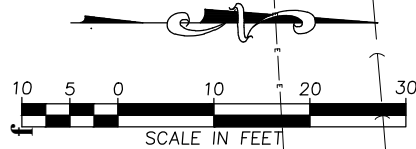
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G-002

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Attachment F.2 - G&D Plan
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Page (3) of 11



NOTES:

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Juneau, Alaska 99801
907-463-5395
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toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com

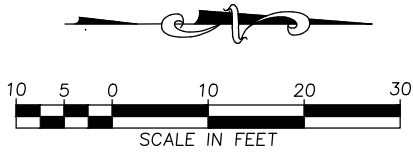


RIDGEVIEW SUBDIVISION
PLAN AND PROFILE
GLACIER HIGHWAY TO STA "S" 14+60

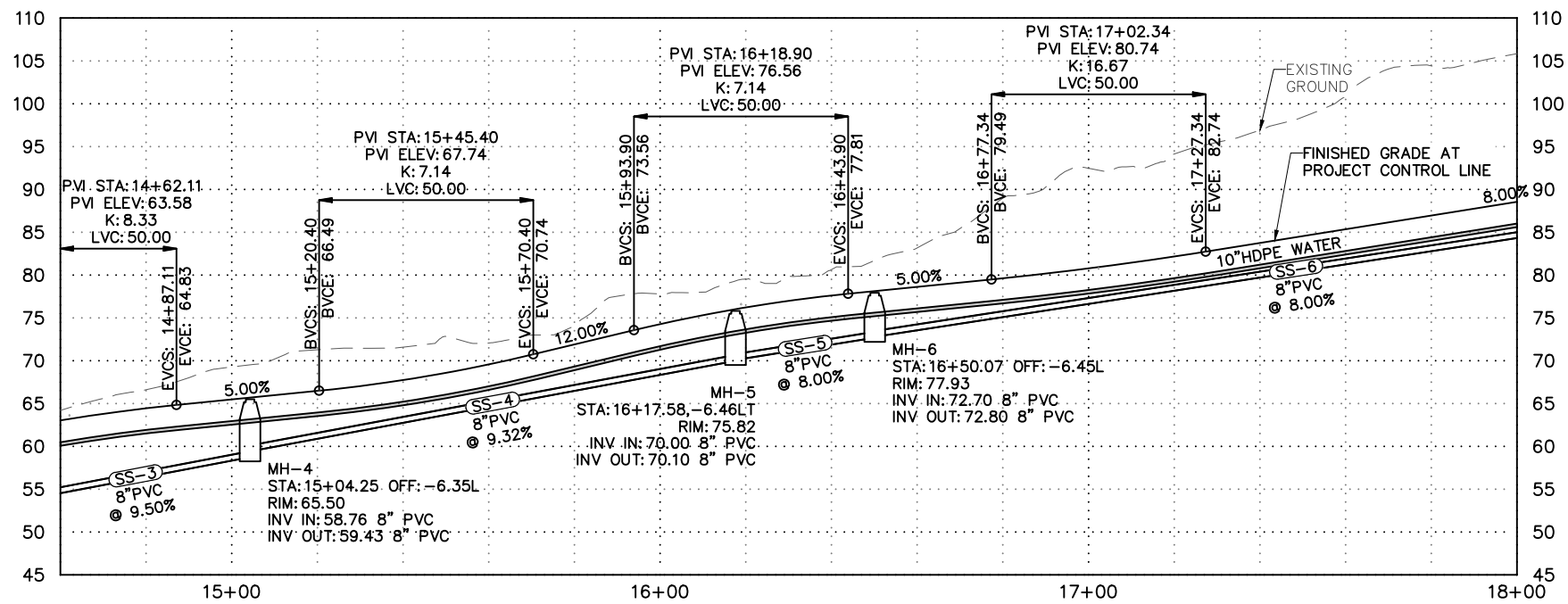
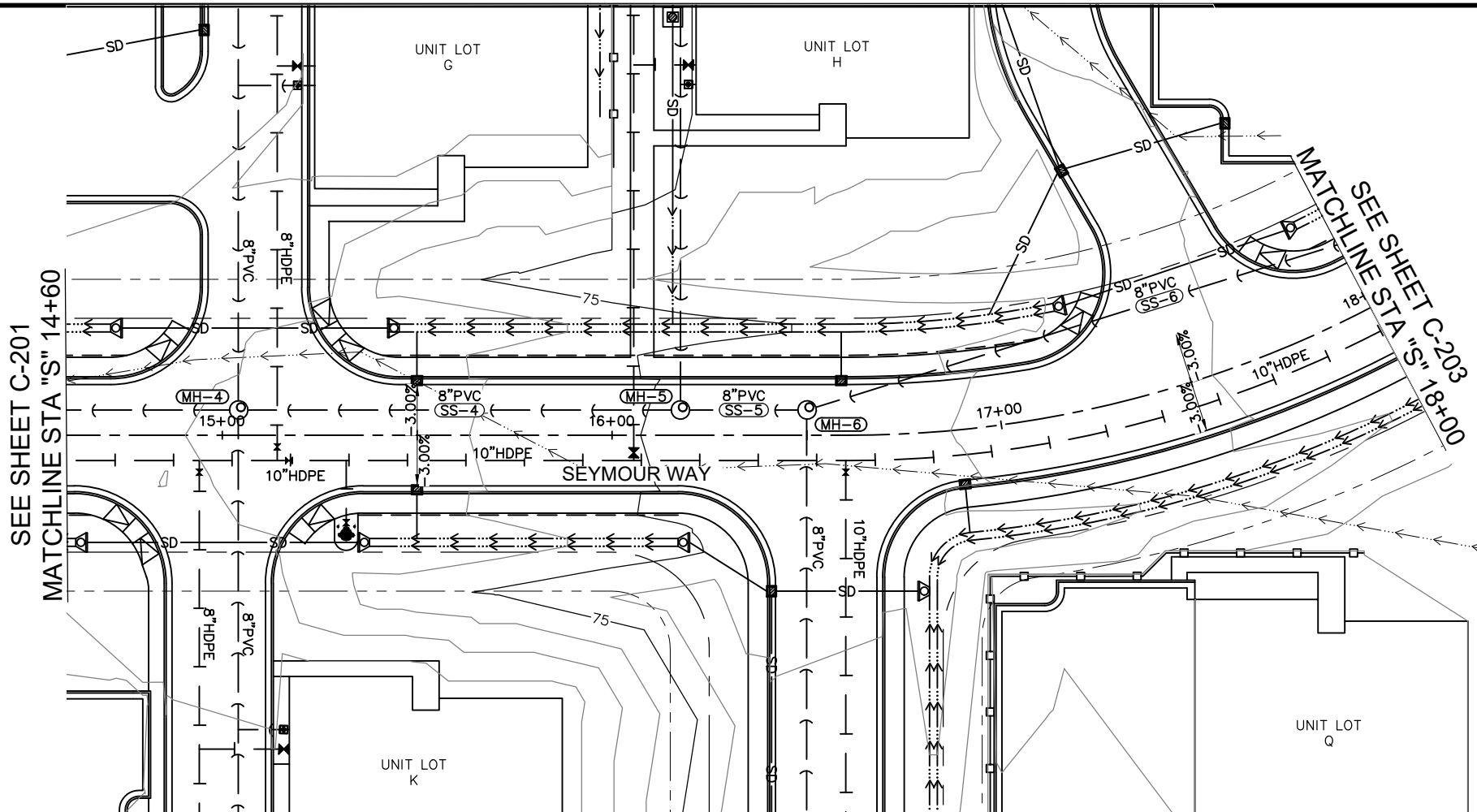
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DATE 11/7/2022

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C-201

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907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com

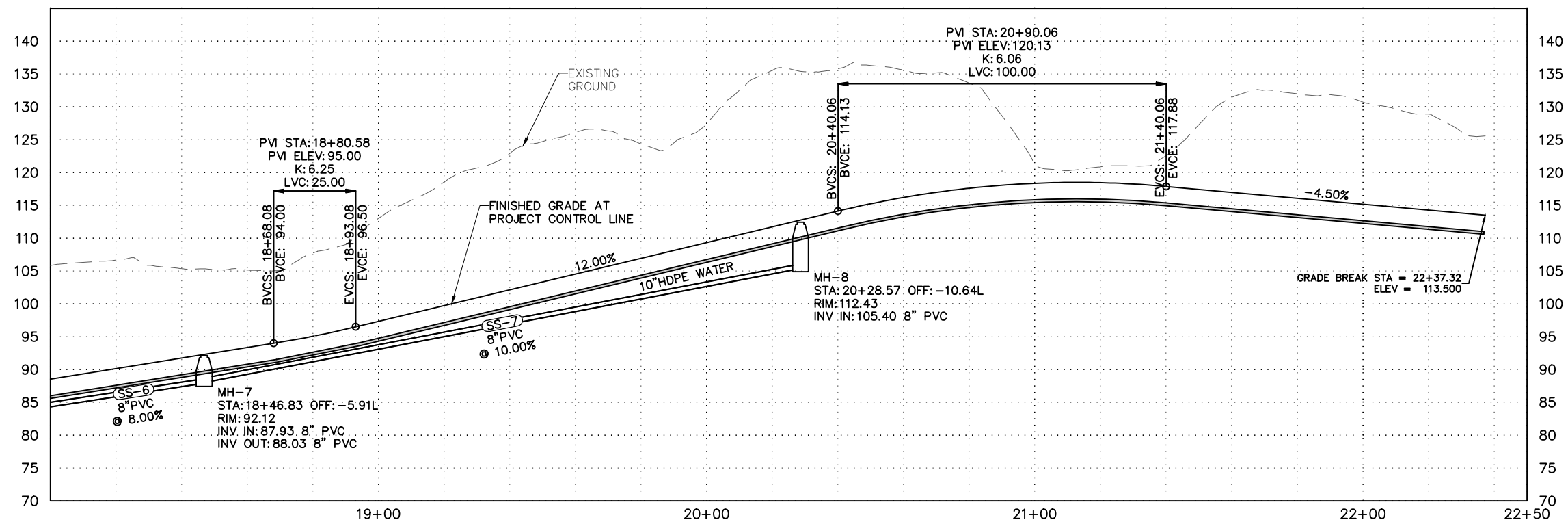
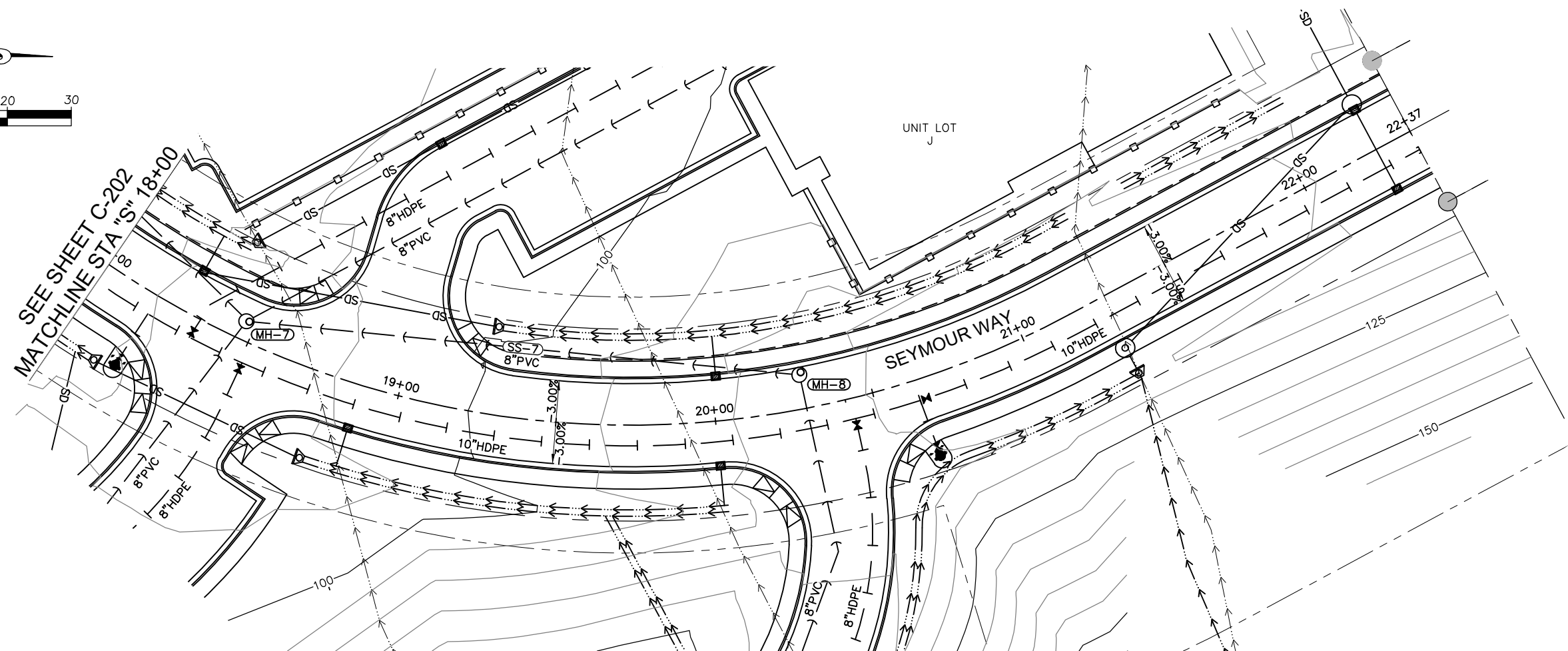


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STA "S" 14+60 TO STA "S" 18+00

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DATE 11/7/2022

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C-202

**Attachment F.2 - G&D Plan
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Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



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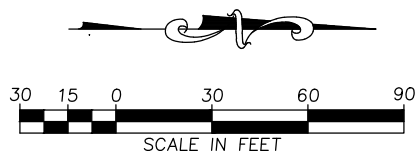
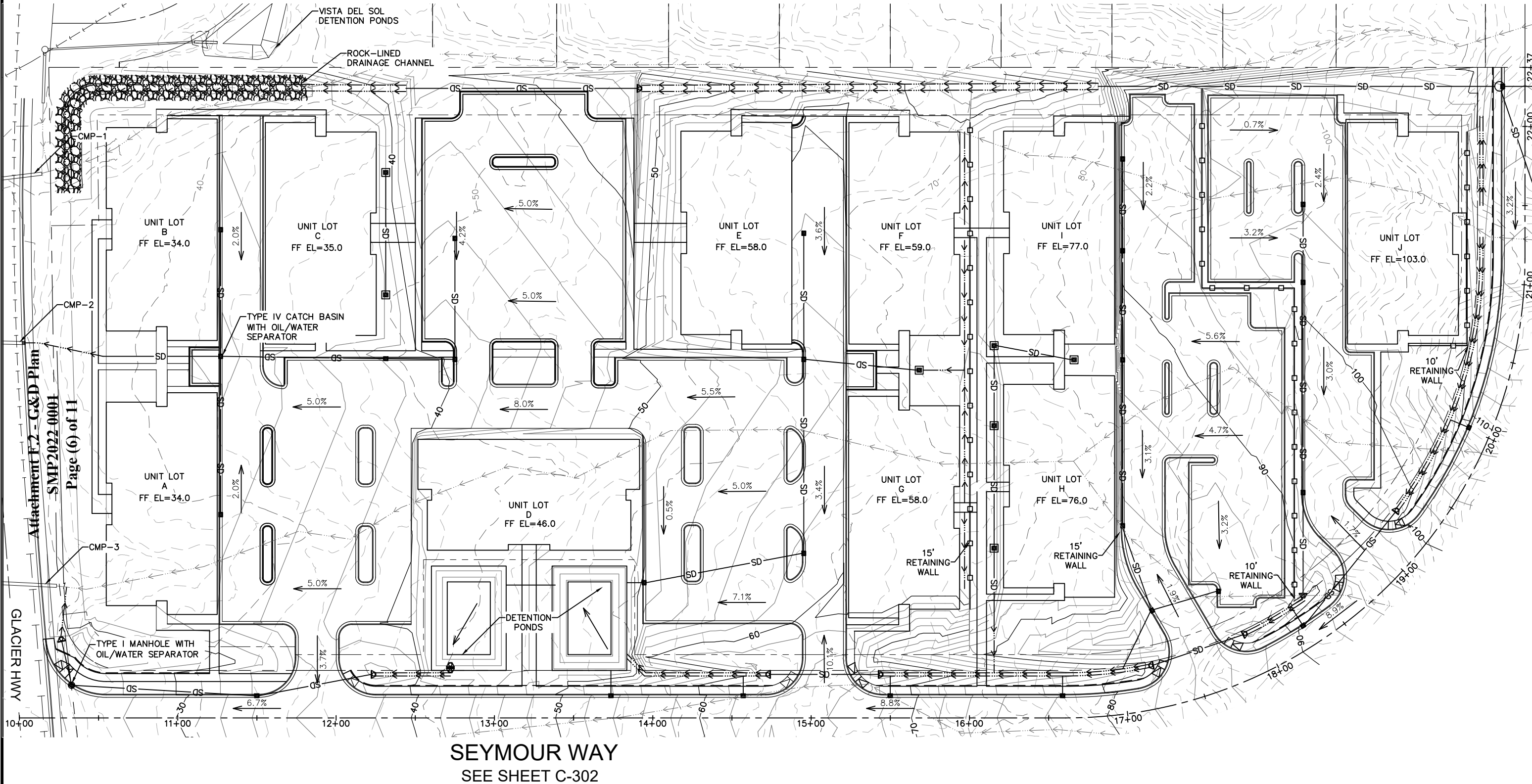
PLAN AND PROFILE

STA "S" 18+00 TO STA "S" 22+50

SHEET

C-203

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

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



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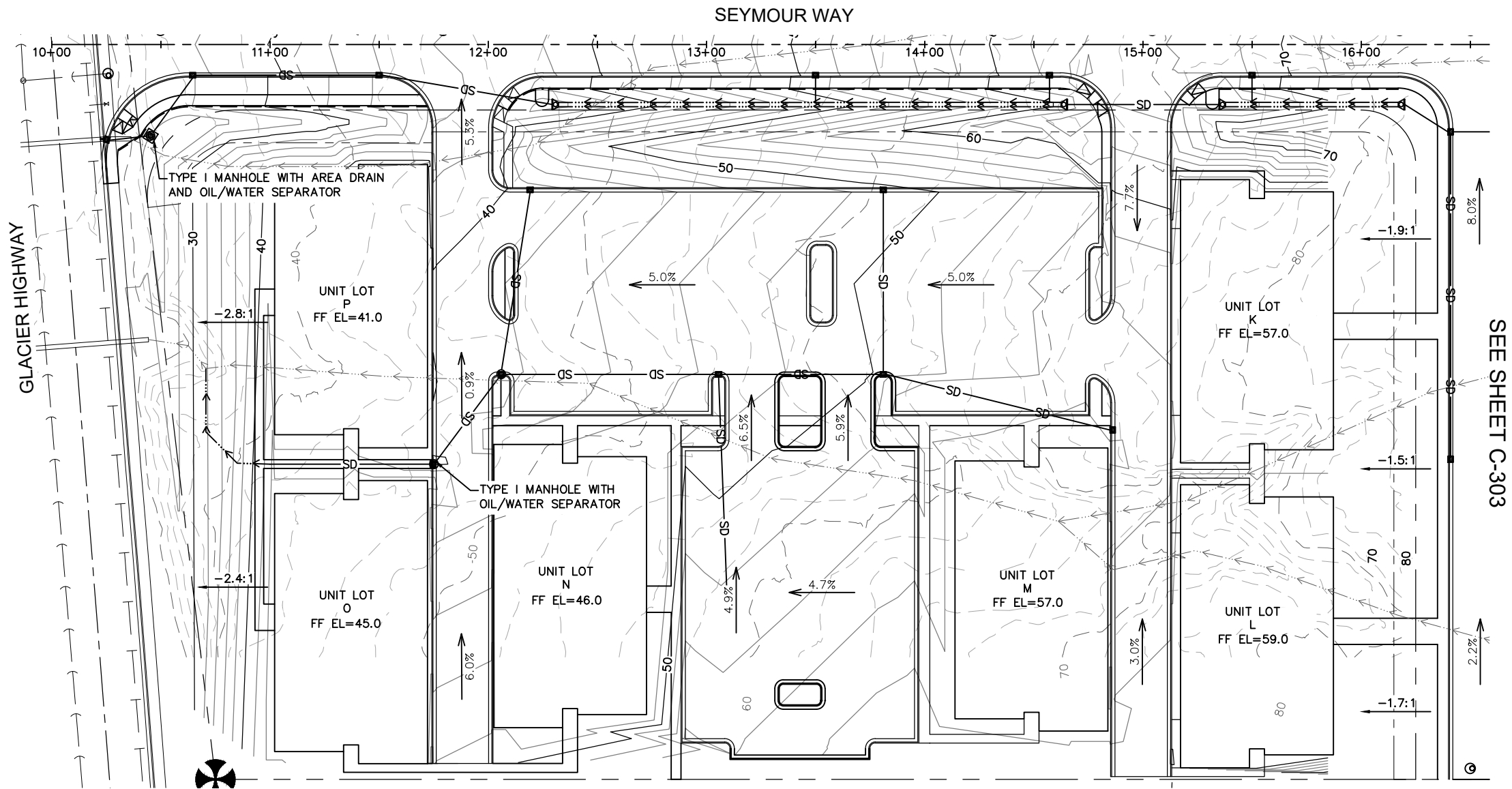
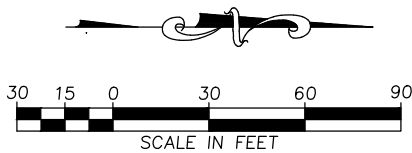
PARENT LOT 1
TOPOGRAPHIC INFORMATION
AND DRAINAGE SCHEME

PROJECT 22-007
DATE 11/7/2022

SHEET
C-301

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Attachment F.2 - G&D Plan
SMP2022'0001
Page (7) of 11



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candy@homeshorellc.com



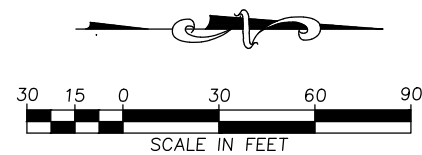
RIDGEVIEW SUBDIVISION
PARENT LOT 2
TOPOGRAPHIC INFORMATION
AND DRAINAGE SCHEME

PROJECT 22-007
DATE 11/7/2022

SHEET
C-302

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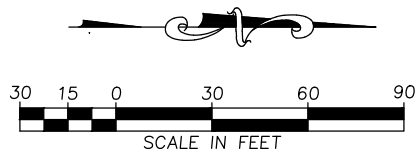
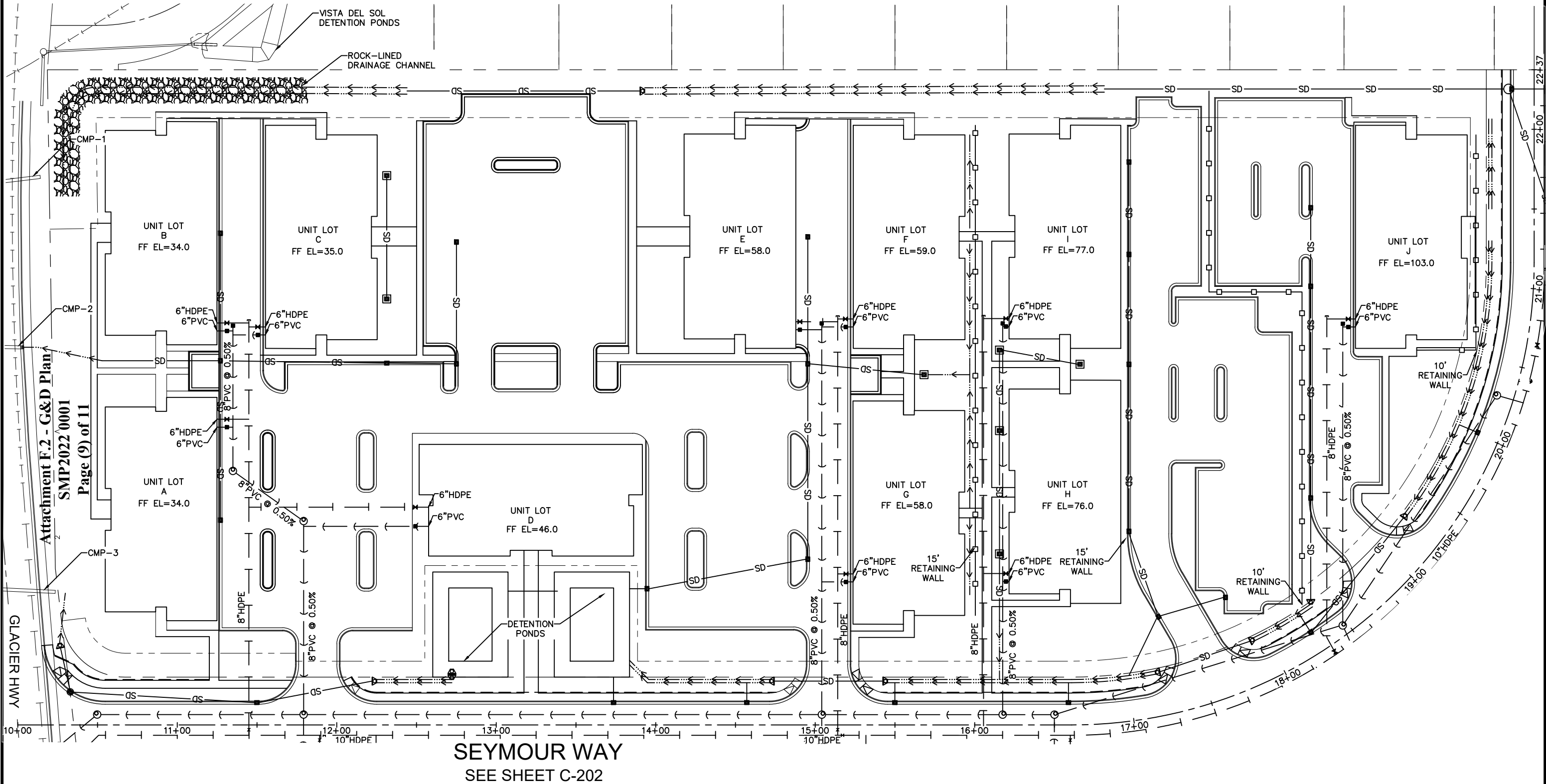


RIDGEVIEW SUBDIVISION
PARENT LOT 3
TOPOGRAPHIC INFORMATION
AND DRAINAGE SCHEME

PROJECT 22-007
DATE 11/7/2022

SHEET
C-303

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ENGINEERING, LLC

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Juneau, Alaska 99801
907-463-5395

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



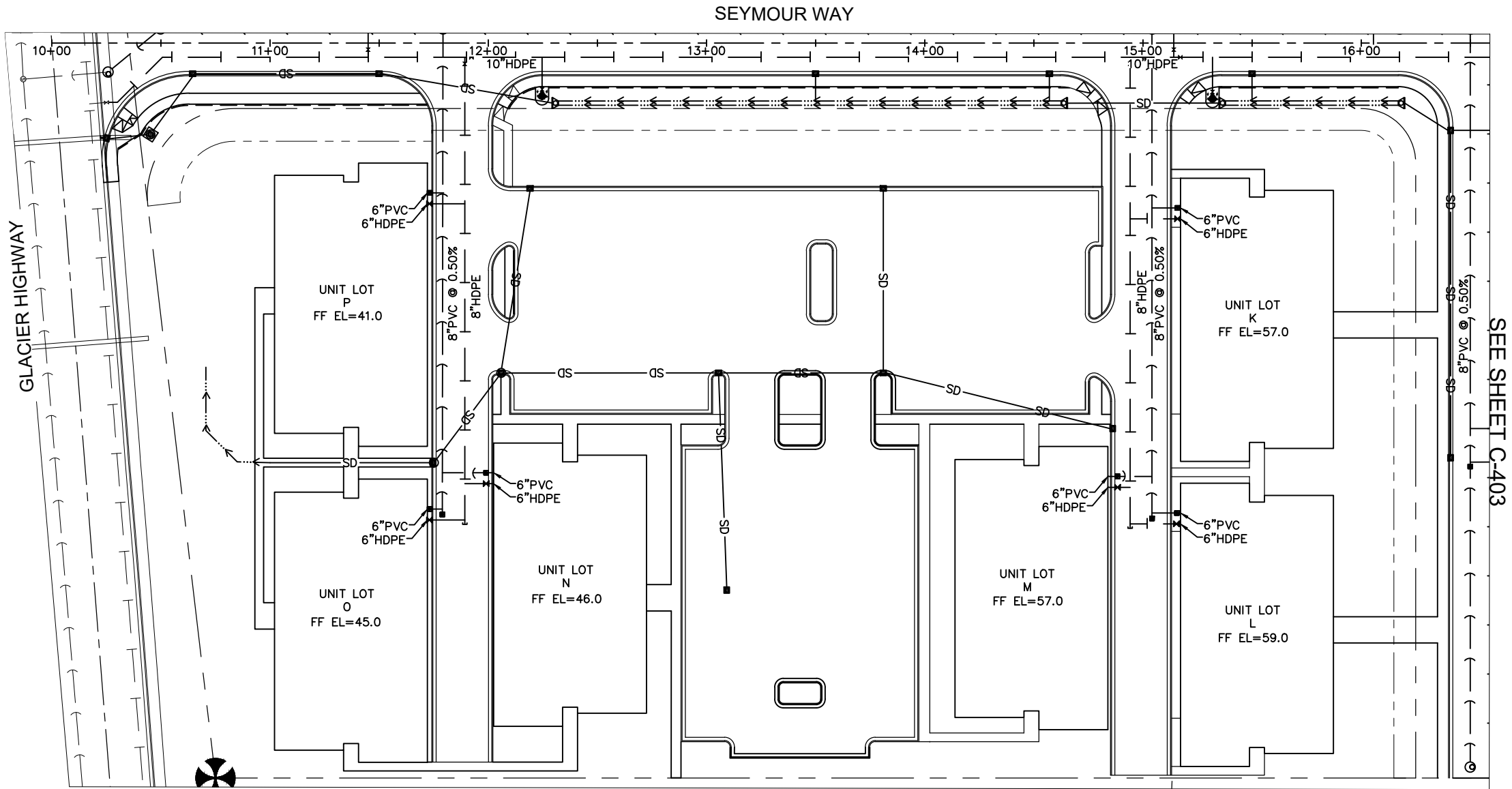
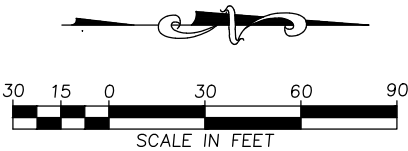
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PARENT LOT 1
WATER AND SANITARY SEWER

PROJECT	22-007
DATE	11/7/2022
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C-401	

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SMP2022\0001
Page (10) of 11



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Candy Sims
candy@homeshorellc.com



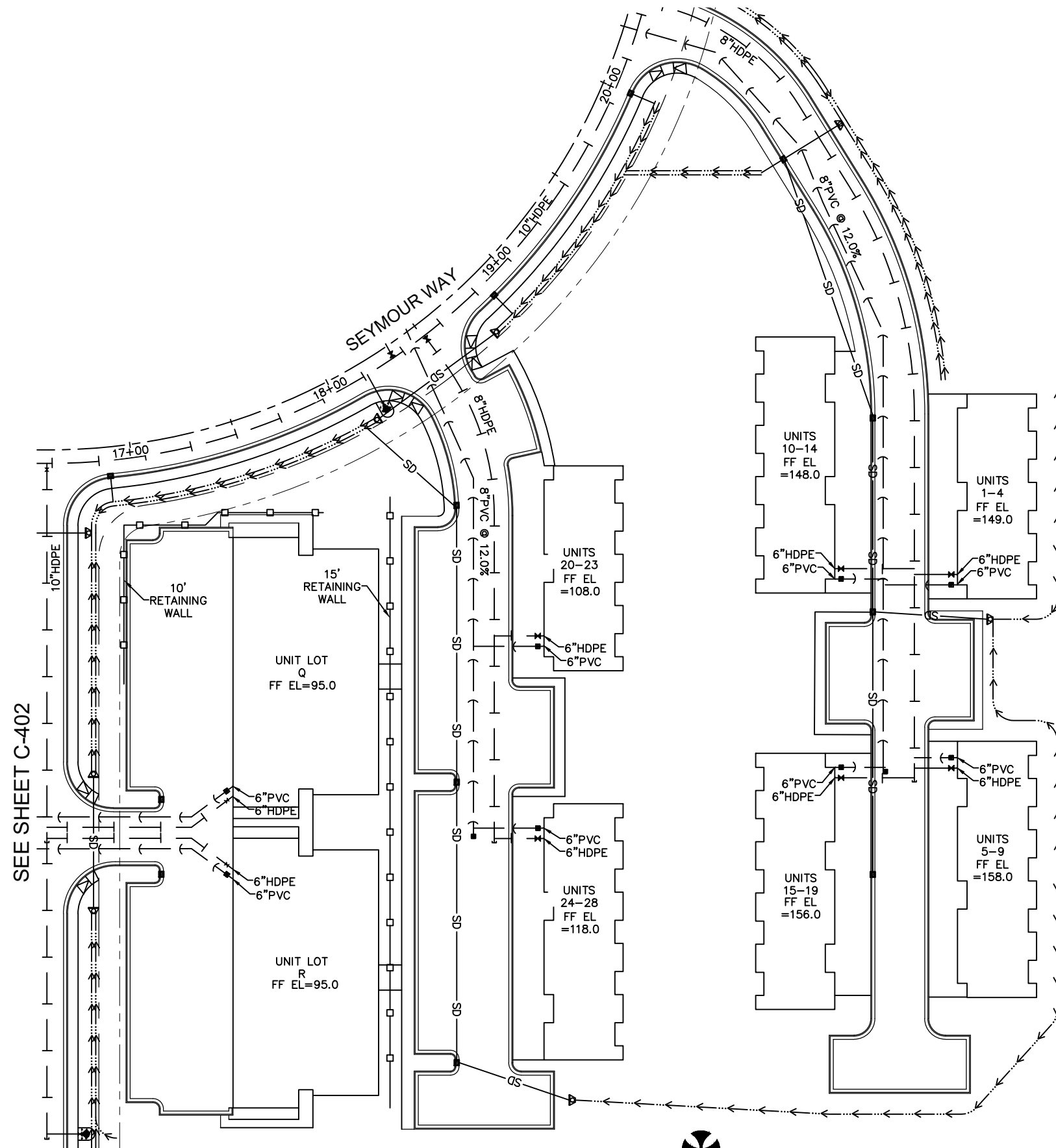
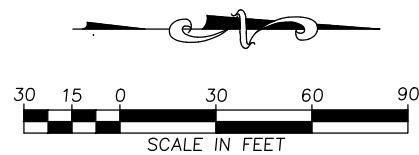
RIDGEVIEW SUBDIVISION
PARENT LOT 2
WATER AND SANITARY SEWER

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DATE 11/7/2022

SHEET
C-402

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Attachment F.2 - G&D Plan
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Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



RIDGEVIEW SUBDIVISION
PARENT LOT 3
WATER AND SANITARY SEWER

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Attachment H - CCFR Turn Around

SMP2022 0001

Page (1) of 2

From: Dan Jager
To: Alec Venechuk; David Peterson
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac
Date: Tuesday, November 22, 2022 3:21:10 PM

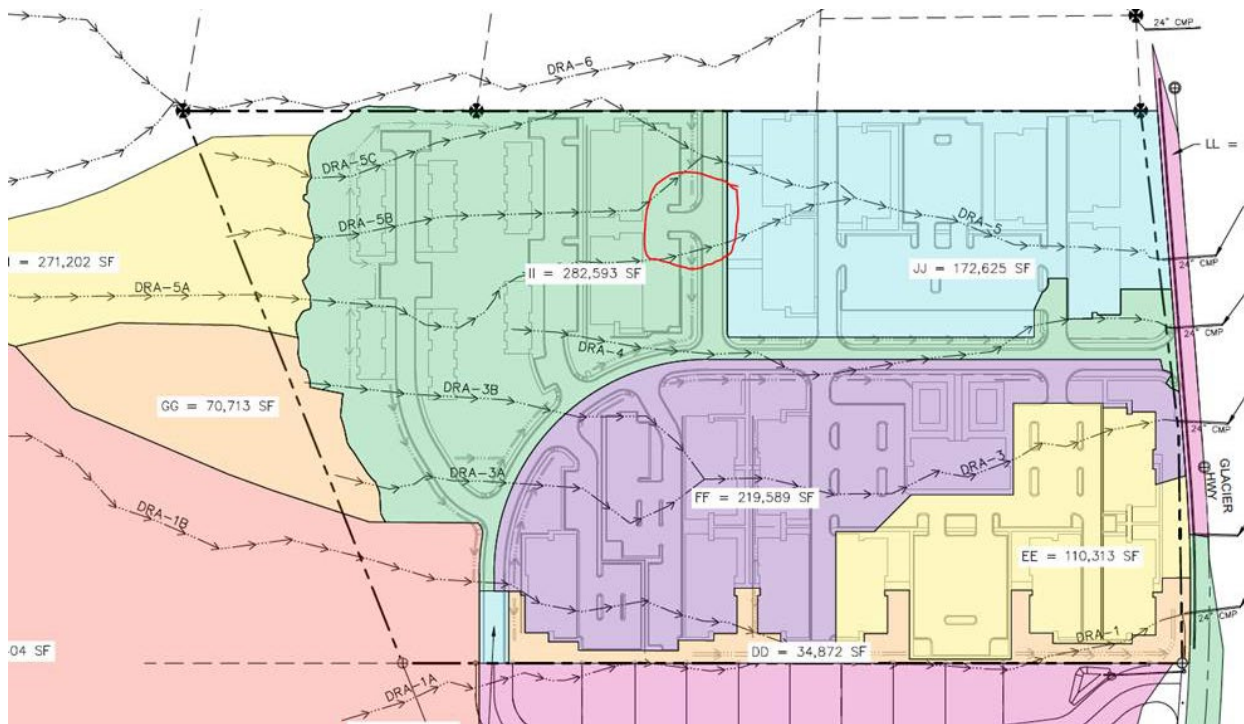
It looks like a hammerhead turn around might be best for this.

Dan

From: Alec Venechuk <Alec.Venechuk@juneau.org>
Sent: Tuesday, November 22, 2022 2:58 PM
To: David Peterson <David.Peterson@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

Dan and David, Here is the designed configuration of the medians, and parking entrances. It appears there is nothing at the end of the side street, but there is one entrance to a parking lot. Dan, please advise on what you would like to see here for fire/EMS turnaround. Personally, I think it is lacking and a culdesac or hammerhead at the end of the street should be utilized.

-Alec



From: David Peterson <David.Peterson@juneau.org>
Sent: Monday, November 21, 2022 3:24 PM
To: Dan Jager <Dan.Jager@juneau.org>; Alec Venechuk <Alec.Venechuk@juneau.org>
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

Copy. Thank you.

DP

From: Dan Jager <Dan.Jager@juneau.org>
Sent: Monday, November 21, 2022 2:29 PM
To: David Peterson <David.Peterson@juneau.org>; Alec Venechuk <Alec.Venechuk@juneau.org>
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

Ok. Any road (public or private) that serves three or more structures shall provide a turn around if it exceeds 150 feet in length.

Dan

From: David Peterson <David.Peterson@juneau.org>
Sent: Monday, November 21, 2022 2:19 PM
To: Alec Venechuk <Alec.Venechuk@juneau.org>; Dan Jager <Dan.Jager@juneau.org>

Page (2) of 2

Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

A lot of the details regarding the phases/parking/etc. will be addressed in the ARP/ARF. I think for the Plat's sake, we treat it as though it were only going to be just this plat. Does this situation require a hammerhead/cul-de-sac?

DP

From: Alec Venchuk <Alec.Venchuk@juneau.org>

Sent: Monday, November 21, 2022 1:46 PM

To: David Peterson <David.Peterson@juneau.org>; Dan Jager <Dan.Jager@juneau.org>

Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

It may help to know what the next stage of development will be for these Lots – will there be parking lot entrances at that end of the street? Have you seen a sketch of the next phase? Maybe a temporary culdesac for now would be the way to go if a permanent turn around can be addressed in the next phase.

Alec

From: David Peterson <David.Peterson@juneau.org>

Sent: Monday, November 21, 2022 1:34 PM

To: Alec Venechuk <Alec.Venechuk@juneau.org>; Dan Jager <Dan.Jager@juneau.org>

Subject: SMP22-01 - Hammerhead v Cul-de-sac

Alec/Dan,

Do you have any preferences on providing either a Hammerhead or a Cul-de-sac at the end of the stub street here?

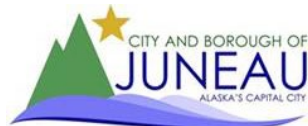


David Matthew Peterson | Planner II – Plat Reviewer

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132



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