



## Planning Commission

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[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 S. Seward Street • Juneau, AK 99801

### PLANNING COMMISSION NOTICE OF DECISION

Date: December 15, 2022

File No.: ARF2022 0001

Rooftop Properties  
7400 Glacier Highway  
Juneau, Ak 99801

Proposal: Final Alternative Residential Subdivision Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final proposed project: 444 units on 19.71 acres.

Property Address: 7400 Glacier Highway

Legal Description: USS 1568 Tract B1

Parcel Code No.: 5B1401010010

Hearing Date: December 12, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 30, 2022 and APPROVED WITH CONDITIONS the Alternative Residential Subdivision Final Plan for Phase 1 to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Establish unique names for the roadways in the subdivision.
2. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
3. The developer will submit documentation of approval of the mail box location by the United States Post Office.
4. The developer will submit written documentation of approval of the trash location and volume by Waste Management to the Director for approval.
5. Snow storage may be modified and approved by the Director if the area of snow storage provided per lot remains the same.

Approval is subject to the following plat note (SMP2022 0001):

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.

Attachments:

- November 30, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2022 0001.
- December 9, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2022 0001 Revised Documents.
- December 9, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2022 0001 Revised Traffic Impact Analysis.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 12, 2022

Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2024 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair  
Planning Commission

December 16, 2022

Date



Filed With City Clerk

12/20/22

Date

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cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

