



REGULAR PLANNING COMMISSION AGENDA

April 23, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/81496513087> or 1-253-215 8782 Webinar ID: 814 9651 3087

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. January 9, 2024 Draft Minutes Regular Planning Commission

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

2. Notice of Decision for SMF2024 0001
3. **SMF2024 0001:** Applicant requests a final plat review for Lot 1, Unit Lot A, of Phase 1; Lot 2, and the first segment of Seymour Way. Unit Lot A is the location of a 24-unit multifamily building on approximately 0.23 acres at 7400 Glacier Highway in a D18 Zone.

Applicant: Glacier Heights LLC

Location: 7400 Seymour Way

DIRECTOR'S REPORT

Future plans create three (3) distinct Parent Lots, with Unit Lot A recorded within Parent Lot 1. Revenue from this phase will support future development.

The sketch plat, included as Attachment B, illustrates how this subdivision aligns with the future development of the Ridgeview project.

As the construction of the first 24-unit multifamily building associated with permit BLD2024-0094 is nearing completion. The subdivision will adhere to legal land transfer standards and lead to property parcel information to be created so that the units may be sold.

Concurrently, the first ~260 feet of Seymour Way ROW is being recorded, serving as a boundary between Parent Lots 1, 2, and 3. The Seymour Way ROW, built per specifications, will be owned and maintained by CBJ. A temporary turnaround easement for emergency vehicles has been established on Parent Lot 2, to be vacated upon the extension of Seymour Way.

Additionally, drainage easements, vegetative buffers, and DOT ROW easements are included in this final plat.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Directors analysis and findings and Approve the Final Plat SMF2024-0001 with Conditions.

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

4. Additional Materials Packet

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.