

### **NOTE ON APPLICATION MATERIALS**

The Applicant's submission included pre-application notes (as required) and plat application information.

To reduce packet size and confusion, the pre-application notes (55 pages) have been removed. They can be found in the ARP2022 0001 staff report, or can be requested from staff if needed.

The plat application materials (six pages) have been removed, and can be found in the concurrent case SMP2022 0001, being heard the same night as this case.



# 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	<b>PROPERTY LOCATION</b>													
	Physical Address 7400 Glacier Highway, Juneau, AK 99801													
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 1568 Tract B1, Juneau Recording District, First Judicial District													
	Parcel Number(s) 5B1401010010													
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____													
	<b>LANDOWNER/ LESSEE</b>													
	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												
	<b>LANDOWNER/ LESSEE CONSENT</b>													
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.														
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; text-align: center;"> <u>Garrett Johnson</u>            Landowner/Lessee (Printed Name)         </td> <td style="width: 50%; text-align: center;"> <u>Manager</u>            Title (e.g.: Landowner, Lessee)         </td> </tr> <tr> <td style="border: none;">X</td> <td style="border: none;"> <u></u>            Landowner/Lessee (Signature)         </td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"> <u>11/14/22</u>            Date         </td> </tr> </table> <table style="width:100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">           _____            Landowner/Lessee (Printed Name)         </td> <td style="width: 50%; text-align: center;">           _____            Title (e.g.: Landowner, Lessee)         </td> </tr> <tr> <td style="border: none;">X</td> <td style="border: none;">           _____            Landowner/Lessee (Signature)         </td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">           _____            Date         </td> </tr> </table>			<u>Garrett Johnson</u> Landowner/Lessee (Printed Name)	<u>Manager</u> Title (e.g.: Landowner, Lessee)	X	<u></u> Landowner/Lessee (Signature)		<u>11/14/22</u> Date	_____ Landowner/Lessee (Printed Name)	_____ Title (e.g.: Landowner, Lessee)	X	_____ Landowner/Lessee (Signature)		_____ Date
<u>Garrett Johnson</u> Landowner/Lessee (Printed Name)	<u>Manager</u> Title (e.g.: Landowner, Lessee)													
X	<u></u> Landowner/Lessee (Signature)													
	<u>11/14/22</u> 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.														
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>														
Applicant (Printed Name)	Same													
Mailing Address	Contact Person													
E-mail Address	Phone Number(s)													
X	<u></u> Applicant's Signature	<u>11/14/22</u> Date of Application												

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

Intake Initials	
Case Number	Date Received

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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



# 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

Subdivision creating 444 units based on the Preliminary Plan approved in the 11/08/22 Planning Commission meeting.

Number of Existing Parcels 1      Total Land Area 19.71      Number of Resulting Parcels 3

## 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)

### MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><input type="radio"/> Preliminary Plat (MIP)</li> <li><input type="radio"/> Final Plat (MIF)</li> <li><input type="radio"/> Panhandle Subdivision</li> <li><input type="radio"/> Accretion Survey</li> <li><input type="radio"/> Boundary Adjustment</li> <li><input type="radio"/> Lot Consolidation (SLC)</li> <li><input type="radio"/> Bungalow Lot Subdivision</li> <li><input type="radio"/> Common Wall/Zero Lot Subdivision</li> <li><input type="radio"/> Other _____</li> </ul> | <ul style="list-style-type: none"> <li><input type="radio"/> Preliminary Plat (SMP)</li> <li><input type="radio"/> Final Plat (SMF)</li> <li><input type="radio"/> Preliminary Development Plan – PUD (PDP)</li> <li><input type="radio"/> Final Development Plan – PUD (PDF) Preliminary</li> <li><input type="radio"/> Development Plan – ARS (ARP) Final</li> <li><input checked="" type="radio"/> Development Plan – ARS (ARF)</li> <li><input type="radio"/> Bungalow Lot Subdivision</li> <li><input type="radio"/> Common Wall/Zero Lot Subdivision</li> <li><input type="radio"/> Other _____</li> </ul> |
|--|--|

## 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	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
<b>Total Fee</b>	<b>\$ _____</b>			

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

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Case Number	Date Received
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To be completed by Applicant

# Project Narrative

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## Ridgeview Subdivision 7400 Glacier Highway

**Legal description of property to be subdivided:**

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

**Existing structures on the land:**

There are no existing structures.

**Zoning district:**

D18 Multi Family

**Density:**

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

**Access:**

Glacier Highway

**Current and proposed use of any structures:**

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

**Utilities available:**

Yes, utilities are available along Glacier Highway.

**Unique characteristics of the land or structure(s):**

There are steep grades on portions of the property.

The Planning Commission approved Rooftop Properties, LLC Preliminary Plan application on November 8, 2022, with the following paraphrased conditions (to be confirmed by pending meeting minutes and/or Notice of Decision).

1. Change the name of Seymour Way to Vista Del Sol when the roads are connected.
2. Provide the required ADA parking stalls.
3. An approved Traffic Impact Analysis.
4. Phased installation of a vegetative barrier along the property line that borders Vista Del Sol (in accordance with Condition #6).
5. Submit homeowner association, or similar, documents that comply with CBJ 49.15.950(b).
6. Increase the minimum setback along the property line that borders Vista Del Sol to a 15' buffer with vegetative barrier where a fence is not able to be installed. A fence would replace the requirement for a vegetative barrier.

The following updates have been made to the approved Preliminary Plan.

- A. Identification of potential detention basins.

- B. Identification of snow removal areas.
- C. Identification of potential retaining walls.
- D. Modified the location of Unit Lot J and related parking due to grades and drainage requirements.
- E. Identification of purposeful gathering areas.
- F. Increased the separation between Unit Lots A and B and Unit Lots F and G to improve the location of ADA parking stalls.
- G. Split Phase 5 to create a 6<sup>th</sup> phase.

Once the Preliminary Plan Notice of Decision and/or 11/08/22 Planning Commission Meeting Minutes are published, then the 15' buffer and/or fence described in Condition #6 will be clarified.

The following table summarizes the Preliminary Plat Checklist attached.

Topic	Complies	Comments
<b>General Requirements</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Graphic Requirements</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Title Block</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Lot, block, and street information</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Boundary lines</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Monumentation</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Site access, circulation, and utilities</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Topographic information</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
• <b>Sewer and water</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

<ul style="list-style-type: none"> <li>• <b>Multisheet plats</b></li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The plat is on a single sheet.
<ul style="list-style-type: none"> <li>• <b>Hazard and Special Habitat Areas</b></li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Wetland areas have been identified on the preliminary plat. Other hazard or special habitat areas do not apply to this subdivision.
<ul style="list-style-type: none"> <li>• <b>Soils report</b></li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed subdivision is located within the acceptable distance from the existing public sewer system; therefore, the soils report is not applicable.
<ul style="list-style-type: none"> <li>• <b>Drainage report</b></li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<ul style="list-style-type: none"> <li>• <b>Water</b></li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	CBJ water is available; therefore, the distribution system has been sized to provide fire flows at the top of the subdivision.
<ul style="list-style-type: none"> <li>• <b>Erosion control</b></li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Included as part of the Drainage Report.
<ul style="list-style-type: none"> <li>• <b>Traffic study</b></li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	DOWL has prepared a Traffic Impact Analysis, dated 10/17/22, which is currently under review with CBJ staff.
<ul style="list-style-type: none"> <li>• <b>Shadow plats</b>  <i>"This sketch shall reflect any future resubdivision of the parcels into smaller lots..."</i> </li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Since 444-unit subdivision application applies to the entire 19.71 acres and would not allow for future resubdivision, this requirement should not be applicable.

# Attachments

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## Ridgeview Subdivision 7400 Glacier Highway

- A. Updated Phasing Plan
- B. Parking Analysis by Phase
- C. Open Space Analysis
- D. Final Plan
  - Colored Rendering
  - Colored Rendering with Uses
  - Unit Lots with Setbacks
- E. Homeowner's Association Declaration

## Irene Gallion

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**From:** Irene Gallion  
**Sent:** Tuesday, November 22, 2022 5:04 PM  
**To:** Minta Montalbo; Edward Quinto  
**Cc:** Jill Maclean  
**Subject:** ARF22-01: Refund  
**Attachments:** 0724\_001.pdf

Hello Minta and Eddie,

The fees on this project were mis-calculated, and the applicant needs a refund of approximately \$20,980 dollars.

The fees he was charged were to finalize the whole subdivision plan. Per code, he has to submit the final plans as phased development continues. His first phase is for 96 units. We charge \$60 per unit, plus \$300. I've attached a sheet with the math, feel free to double check me.

The applicant's name is Garrett Johnson, and you can contact him at (801) 712-2631, or at [garrett@pci1980.com](mailto:garrett@pci1980.com)

Since the refund is so large, Jill is concerned that it might take a more arduous process than usual. Please let us know if we need to provide you additional information.

Thanks!

IMG





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- Other \_\_\_\_\_

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*Ph I = 96 units  
300 + [96 x 60] = \$6,060*

Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 26,740 <sup>00</sup>			
Admin. of Guarantee	\$ _____		27,040	
Adjustment	\$ 150 <sup>00</sup>		- 6,060	
<b>Total Fee</b>	<b>\$ 26,740<sup>00</sup></b>		<b>\$ 20,980</b>	

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Case Number <i>ARF22-001</i>	Date Received <i>11/14</i>
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