



## Planning Commission

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155 S. Seward Street • Juneau, AK 99801

### PLANNING COMMISSION NOTICE OF DECISION

Date: December 13, 2018  
Case No.: USE2018 0021

R&S Construction, LLC  
P.O. Box 210194  
Auke Bay, AK 99821

Proposal: Modification of a Conditional Use Permit for a 23 dwelling unit condominium development

Property Address: 3005 Clinton Drive, Building B

Legal Description: Vintage Park 11A, Block C, Lot 1A1

Parcel Code No.: 5B1061440012

Hearing Date: December 11, 2018

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 4, 2018, and approved the modification of a Conditional Use Permit for a 23 dwelling unit condominium development to be conducted as described in the project description and project drawings submitted with the application for USE2018 0007 and with the following conditions:

1. A revised landscaping plan shall be reviewed and approved by the Community Development Department staff prior to the first Temporary Certificate of Occupancy or Certificate of Occupancy for any dwelling in the development. Prior to a Certificate of Occupancy, a minimum of 15% of the lot shall be planted with landscaped vegetation or the installation of landscaped vegetation must be bonded for.
2. The landscaping plan shall include strategically placed vegetative areas along Clinton Drive and Vintage Boulevard, planted with vegetation that matches other street side plantings of trees

and/or shrubs at other developments in the immediate vicinity. Any additional space between the subject property line and edge of sidewalk on Vintage Boulevard, including the curved property line at the intersection of Vintage Boulevard and Clinton Drive, shall be landscaped with grass.

Along the remaining property line on Clinton Drive, one of the following shall be provided:

- i) Any additional space between the subject property line and edge of sidewalk shall be landscaped with grass; or,
  - ii) A 6 inch raised curb, or similarly effective barrier or fence, shall be provided to prevent vehicles driving from the parking lot directly onto the sidewalk, except for where it is intended to access the lot.
3. Prior to the first Temporary Certificate of Occupancy or Certificate of Occupancy for a dwelling in the development, the applicant shall submit a lighting plan by a professional engineer or architect illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located, and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).
  4. Prior to issuing a Certificate of Occupancy for the first dwelling unit on the subject lot, a Homeowners' Association Agreement shall be submitted for review and approval by the Community Development Department. The Homeowners' Association agreement documents shall specify how common facilities shall be operated and maintained. The documents shall require that the governing body of the association adequately maintain common facilities including snow removal, approved landscaping, signage, and striping.
  5. Prior to the first Temporary Certificate of Occupancy or Certificate of Occupancy for a dwelling in the development, a revised parking plan showing no fewer than 49 parking spaces on the exterior of the buildings shall be submitted and approved by the Community Development Department.

Attachments: December 4, 2018 memorandum from Tim Felstead, Community Development, to the CBJ Planning Commission regarding USE2018 0021.

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).

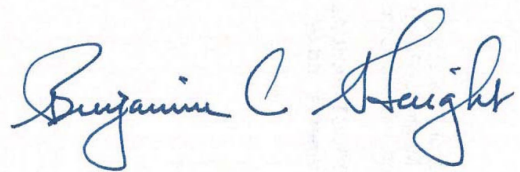
Effective Date: The permit is effective upon approval by the Commission, December 11, 2018.

Expiration Date: The permit will expire 18 months after the effective date, or June 11, 2020, 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.

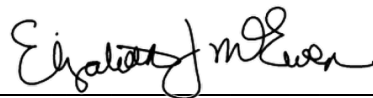
Project Planner:



Tim Felstead, Planner  
Community Development Department



Benjamin Haight, Chair  
Planning Commission



Filed With Municipal Clerk

12/21/2018

Date

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.