



REGULAR PLANNING COMMISSION AGENDA

December 13, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85488605721> or 1-253-215-8782 Webinar ID: 854 8860 5721

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. November 8, 2022 Draft Minutes, Regular Planning Commission - APPROVED

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

2. USE2022 0016: Applicant requests a Conditional Use Permit for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project. - APPROVED AS RECOMMENDED

Applicant: CBJ Engineering Department

Location: 2000 Salmon Creek Lane & 3260 Hospital Drive

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of Emergency Department addition and renovations.

DIRECTOR'S REPORT

The applicant requests Conditional Use Permit approval for adding 4,000 square feet to the hospital's existing Emergency Department, demolishing the existing ambulance bay and building a new 1,300 square foot bay, and renovating 7,500 square feet of the existing Emergency Department space. Site work will include providing a cul-de-sac style turn around near Wildflower Court, changing the direction that ambulances approach the ambulance bay, and providing a pedestrian sidewalk around the new bay and patient drop off area. The total cost of the project is approximately \$17 million.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of Emergency Department addition and renovations.

3. CSP2022 0005: Applicant requests a City Project Review for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project. - RECOMMENDED TO THE ASSEMBLY FOR APPROVAL

Applicant: CBJ Engineering Department

Location: 2000 Salmon Creek Lane & 3260 Hospital Drive

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of **APPROVAL** to the CBJ Assembly for the Bartlett Regional Hospital Emergency Department Addition and Renovation project.

DIRECTOR'S REPORT

The applicant requests a City Project Review recommendation of approval for adding 4,000 square feet to the hospital's existing Emergency Department, demolishing the existing ambulance bay and building a new 1,300 square foot bay, and renovating 7,500 square feet of the existing Emergency Department space. Site work will include providing a cul-de-sac style turn around near Wildflower Court, changing the direction that ambulances approach the ambulance bay, and providing a pedestrian sidewalk around the new bay and patient drop off area. The total cost of the project is approximately \$17 million.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend approval to the Assembly.

4. SMF2022 0002: Applicant requests a Modification to the Final Plat regarding Note 9 HOA Bylaws - APPROVED AS RECOMMENDED

Applicant: Bicknell Inc.

Location: 4090 Delta Drive Unit 15

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The permit would modify Final Plat Note 9 regarding HOA Bylaws.

DIRECTOR'S REPORT

The Applicant requests a Modification to the final plat regarding Note 9 HOA Bylaws. No other modifications to the final plat are requested, and no modifications to the alternative residential final plan are requested.

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The permit would modify Final Plat Note 9 regarding HOA Bylaws.

I. **UNFINISHED BUSINESS**

J. **REGULAR AGENDA**

5. ARF2022 0001: 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. - APPROVED AS RECOMMENDED

Applicant: Rooftop Properties, LLC

Location: 7400 Glacier Highway

RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and **APPROVE WITH CONDITIONS** the final plan for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final project: 444 units on 19.71 acres.

The approval is subject to 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.

The approval is subject to the following plat note:

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 (SMP2022 0001, proposed Plat Note 3).

DIRECTOR'S REPORT

The applicant requests plan approval to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. The approved preliminary plan calls for an eventual 444 units on 19.71 acres. Phase 1 has been revised to include 96 units, rather than the 74 units originally proposed. Guidance on roadway naming has been revised, and a revised condition is provided for Commissioner approval. Commission conditions for a 15-foot vegetative buffer on the west lot line have been incorporated.

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve the Final Plan or Phase 1, ARF2022 0001, with conditions.

6. SMP2022 0001: 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. - APPROVED AS RECOMMENDED

Applicant: Rooftop Properties, LLC

Location: 7400 Glacier Highway

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.

DIRECTOR'S REPORT

The Applicant requests a Preliminary Plat Approval for a subdivision of a 19.71 acre lot into three (3) parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of CBJ public right-of-way. 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.

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Preliminary Plat.

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

7. Additional Materials for December 13, 2022 Planning Commission

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.org.