

PLANNING COMMISSION
NOTICE OF DECISION
Date: June 29, 2011
File No.: USE2011 0009

Wayne Coogan
Coogan General LLC
P.O. Box 34499
Juneau, AK 99803

Application For: Add four mobile home spaces and modify traffic patterns in Creekside Mobile Home Park
Legal Description: B & S Tract 2
Property Address: 5875 Glacier Highway
Parcel Code No.: 5-B13-0-108-000-0
Hearing Date: June 28, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 23, 2011 and approved the traffic pattern changes and the addition of four new mobile home spaces to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any new mobile homes, a 5 foot wide gravel or paved pedestrian/bicycle pathway shall be provided adjacent to the two new mobile home spaces where the connecting road will be closed.
2. Fencing will be placed around the park area adjacent to Glacier Highway, shown to be 3,834 square feet in the site plan.
3. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any new mobile homes all playground improvements listed in the application will be in place.
4. Care will be taken to ensure that fill/grading work done for changes to the road system and placement of new mobile homes does not make existing drainage issues worse and efforts are made to improve drainage.
5. The new section of road that will enter onto Alaway Avenue shall have a view plane (site distance) comparable to what is required on a city street.

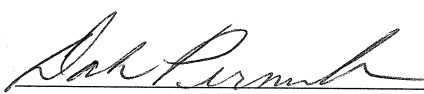
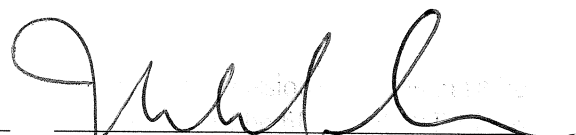
Attachments: June 23, 2011 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2011 0009.

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, June 28, 2011.
Expiration Date: The permit will expire 18 months after the effective date, or December 28, 2012, 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:

	
Dale Pernula, Director For Beth McKibben, Planner Community Development Department	Michael Satre, Vice-Chair Planning Commission

	
Filed With City Clerk, Deputy Clerk	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.