

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: August 10, 2011

File No.: USE2011 0014

Coogan General LLC
PO Box 034499
Juneau, AK 99803

Application For: Conditional Use permit for five mini-storage buildings totaling 64,800 sq ft.
Legal Description: Glacier Lands Lot 2
Property Address: 5600 Montana Creek Rd
Parcel Code No.: 4-B29-0-115-006-0
Hearing Date: August 9, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 3, 2011, and approved the development of five mini-storage buildings totaling 64,800 square feet to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. In addition to the vegetated areas shown on the site plan submitted with the project application, an additional 2,800 square feet of vegetative cover (at a minimum) shall be installed or the installation shall be bonded for, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the proposed structure.
2. Prior to issuance of a building permit for the proposed structure, the applicant must submit a revised site plan showing 65 parking spaces, 3 accessible vehicle spaces, and 2 loading zones, and circulation aisles that comply with the requirements of CBJ§49.40.
3. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at CBJ§49.40.230(d).

Attachments: August 3, 2011, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2011 0014.


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, August 9, 2011.


Expiration Date: The permit will expire 18 months after the effective date, or February 9, 2013, 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:


Beth McKibben, Planner
Community Development Department


Maria Gladziszewski, Chair
Planning Commission


Filed With City 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.