

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: August 25, 2011

File No.: MHF20110001

Coogan General, LLC.
PO Box 034499
Juneau AK, 99803

Application For: A Mobile Home Park Final Permit to allow the addition of three spaces within Sprucewood Mobile Home Park

Legal Description: USS 1564 Tract A & B & USS 2100 FR

Property Address: 9951 Stephen Richards Memorial Drive

Parcel Code No.: 5-B21-0-131-000-0

Hearing Date: August 23, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 1, 2011, and approved the Mobile Home Park Final Permit 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 home, at least four of the playground improvements listed below are to be in place in the large play area along Duck Creek (Play Area West):
 - Wooden stepping timbers or tires placed at varying heights;
 - Sand box using natural landscape timbers as boundaries;
 - Picnic table;
 - Swing set;
 - Slide; or
 - A series of balance beams placed 6" above the ground at alternating angles.

2. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any new mobile home, a picnic table and at least one of the following playground improvements listed below are to be in place in each approved pocket park:
 - Wooden stepping timbers or tires placed at varying heights;
 - Sand box using natural landscape timbers as boundaries;
 - Swing set;
 - Slide; or
 - A series of balance beams placed 6" above the ground at alternating angles.

3. Play Area East is to remain in its natural state; no park amenities, other than picnic tables, are to be placed in this location.

Advisory Condition:

1. Grading for the site shall be done in accordance with CBJ Chapter 19.12 *Excavation and Grading Code*. Care shall be taken to ensure that stormwater runoff from fill/grading work for the new mobile homes does not encroach onto neighboring properties. Toe of slopes must meet the setback requirements per Chapter 19.12.

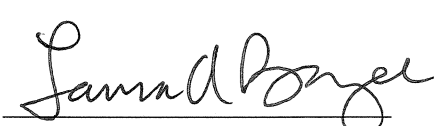
Attachment: August 1, 2011, memorandum from Laura A. Boyce, AICP, Community Development, to the CBJ Planning Commission regarding MHF20110001

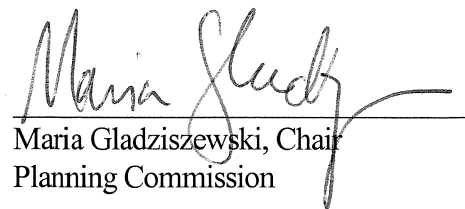
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.


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 Planning Commission, August 23, 2011

Expiration Date: The permit will expire 18 months after the effective date, or February 23, 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: 
Laura A. Boyce, AICP, Planner
Community Development Department


Maria Gladziszewski, Chair
Planning Commission


Filed With City Clerk

8/25/2011
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.