

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: October 3, 2011

File No.: USE2011 0010

Keikkala Living Trust
c/o James & Linda Keikkala
1970 Hughes Way
Juneau, AK 99801

Application For: A Conditional Use permit to establish two accessory apartments in two detached single-family dwellings.

Legal Description: USS 1155 FR

Property Address: 1970 Hughes Way

Parcel Code No.: 4-B18-0-102-007-0

Hearing Date: September 27, 2011

The Planning Commission, at its regular public meeting on September 27, 2011, adopted the analysis and findings listed in the attached memorandum dated September 22, 2011, and approved the Conditional Use permit request to establish two accessory apartments in two detached single-family dwellings to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant shall modify BLD2005-00655 to include development of a second single-family dwelling as well as an accessory apartment in each of the two dwellings on the site. The applicant shall submit all required plans and shall pay appropriate fees associated with the building permit modification.
2. Prior to issuance of any occupancy permits, the applicant shall install all required water meters, subject to CBJ approval.
3. Prior to issuance of any occupancy permits, a final inspection shall be completed by the Community Development Department to ensure that the walls proposed in Accessory Apartment 2 are in place and that the maximum net floor area is not exceeded.
4. Prior to issuance of any occupancy permits, the applicant shall improve Hughes Way to a width of 26 feet for at least 20 feet on either side of the fire hydrant. The applicant must obtain all required permits and approvals for this project prior to starting work. In addition, the applicant shall install "No Parking" signs within the widened portion of Hughes Way, subject CBJ Fire and Engineering department approval.

5. Prior to issuance of any occupancy permits, the applicant shall enter into a formal agreement with the City and Borough of Juneau providing for proper access to and maintenance of a turn around on the subject property. The content of the agreement must be approved by the CBJ Community Development, Fire, Streets, and Law Departments.
6. Prior to issuance of any occupancy permits, the applicant shall widen the site driveway so that no portion of the access to the turn around on the subject property has a width of less than 20 feet. The applicant shall submit an as-built survey showing that these dimensions have been achieved.

Attachments: List of CBJ Planning Commission meetings and actions regarding USE2011 0010.

July 8, 2011, memorandum from Kelly Keenan, Community Development, to the CBJ Planning Commission regarding USE2011 0010.

August 18, 2011, memorandum from Kelly Keenan, Community Development, to the CBJ Planning Commission regarding USE2011 0010.

September 9, 2011, memorandum from Kelly Keenan, Community Development, through Dale Pernula, Community Development Director, to the CBJ Planning Commission regarding USE2011 0010

September 22, 2011, memorandum from Kelly Keenan, Community Development, to the CBJ Planning Commission regarding USE2011 0010.

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).

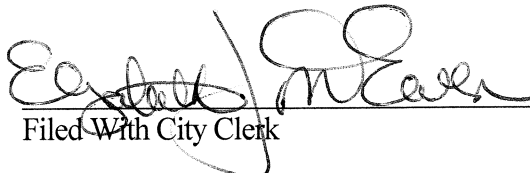
Project Planner:



Kelly Keenan, Planner
Community Development Department



Maria Gladziszewski, Chair
Planning Commission



Filed With City Clerk

10/3/11

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.

Planning Commission meetings and actions regarding USE2011 0010

Hearing Date: July 26, 2011

USE2011 0010 was continued by the Planning Commission to be heard at the August 23, 2011 Planning Commission meeting.

Hearing Date: August 23, 2011

USE2011 0010 was denied by the Planning Commission, as presented. Based on information presented at the hearing, the Planning Commission amended finding 4 of the memorandum dated July 8, 2011 to state: *4. Yes. Based on the above analysis, the project could materially endanger public health and safety.* Notice of Reconsideration was given.

Hearing Date: September 13, 2011

The Planning Commission passed motions to reconsider USE2011 0010, to re-open public testimony on USE2011 0010, and to continue USE2011 0010 to the September 27, 2011 Planning Commission meeting.

Hearing Date: September 27, 2011

Based on additional information, the Planning Commission adopted the analysis and findings listed in the memorandum dated September 22, 2011, and approved USE2011 0010 to be conducted as described in the project description and project drawings submitted with the application and with six conditions.