

PLANNING COMMISSION
NOTICE OF DECISION

Date: March 28, 2012

File No.: CSP2012 0006

City & Borough of Juneau
Lands and Resources
155 S Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding City Review of parking lot expansion and partial removal of vegetative buffer at the Juneau Hunter-Education Facility.

Legal Description: USS 10242

Property Owner: City and Borough of Juneau – lease holder Juneau Gun Club, Lessee

Property Address: 5670 Montana Creek Road

Parcel Code No.: 4-B29-0-140-001-0

Hearing Date: March 27, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 22, 2012, and approved the removal of vegetation and expansion of the parking to be conducted as described in the project description and project drawings submitted with the application and with the following conditions :

1. A clearing limit is established at no closer than 20 feet from the property line adjacent to Montana Creek Road for future development. Clearing of trees within the forested buffer on any other property line will still require approval by the Planning Commission.
2. Native spruce and/or hemlock will be planted along the western edge of the expanded parking lot at 10 foot intervals. Over time these trees will grow and provide the needed buffer between the outdoor trap range and the residentially zoned property to the south and east.

Attachments: March 22, 2012, and March 27, 2012 memorandums from Beth McKibben, Community Development, to the CBJ Planning Commission regarding CSP 2012 0006.


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, March 27, 2012.

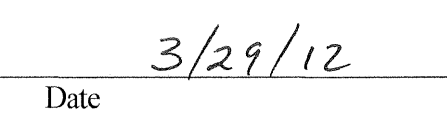
Expiration Date: The permit will expire 18 months after the effective date, or September 27, 2013, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Beth McKibben, Planner
Community Development Department


Mike Satre, Chair
Planning Commission


Filed With City Clerk


Date 3/29/12

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.