

PLANNING COMMISSION
NOTICE OF DECISION

Date: August 29, 2012

File No.: USE2012 0009

GCI Communication Corp.
3127 Commercial Drive
Anchorage, AK 99501

Application For: Conditional use application for a 100' monopole with associated equipment, enclosed within a 35' by 35' leased area, located along Montana Creek Road

Legal Description: Glacier Lands Lot 2

Property Address: 5600 Montana Creek Road

Parcel Code No.: 4-B29-0-115-006-0

Hearing Date: August 28, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 9, 2012, and approved the Conditional Use permit for the 100' monopole to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Twenty percent of vegetative cover (at a minimum) is required. If 20 percent vegetative cover is not present, it shall be installed or the installation shall be bonded for and approved by CDD staff prior to final inspection for the tower.
2. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating that structures will comply with electromagnetic radio emission levels set by the Federal Communications Commission (FCC).
3. Prior to receiving Building Permit final inspection and approval, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures as constructed and at optimal emission levels comply with electromagnetic radio emission levels set by the Federal Communications Commission (FCC).
4. Prior to issuance of a Building permit, the applicant shall submit to the Community Development Department's planning staff for approval, dark green or brown matte finish color paint samples to be used for the tower and antennas.
5. Prior to final inspection, the tower and antennas shall be painted the color approved by CDD planning staff.

Attachments: August 9, 2012, memorandum from Laura A. Boyce, AICP, Community Development, to the CBJ Planning Commission regarding USE2012 0009.

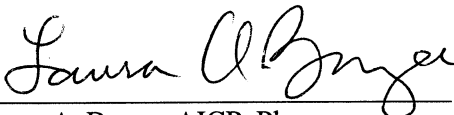
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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).

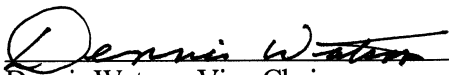
Effective Date: The permit is effective upon approval by the Commission, August 28, 2012.

Expiration Date: The permit will expire 18 months after the effective date, or February 28, 2014, 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.

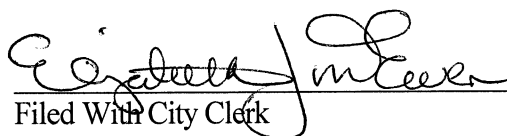
Project Planner:



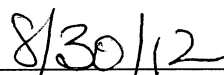
Laura A. Boyce, AICP, Planner
Community Development Department



Dennis Watson, Vice-Chair
Planning Commission



Filed With City Clerk



Date 8/30/12

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.