

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: May 30, 2013  
File No.: USE2013 0012

Sealaska Heritage Institute  
One Sealaska Plaza, STE 301  
Juneau, AK 99801

Application For: Sealaska Walter Soboleff Heritage Center.  
Legal Description: Tidelands Addition Block 78 Lot 1A  
Property Address: 113 S Seward Street  
Parcel Code No.: 1-C07-0-K78-001-1  
Hearing Date: May 28, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 23, 2013, and approved the development of a 29,574 square foot, three story high building with a full basement which will house cultural, artistic, ceremonial spaces, and offices for the Sealaska Heritage Institute as well as rental offices to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Pellet deliveries will take place before 8 a.m. or after 6 p.m. on weekdays, or during the day on Saturdays.
2. All exterior lighting fixtures shall be of a "full cutoff" design.

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: May 23, 2013, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2013 0012.

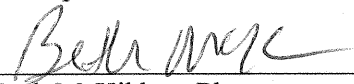
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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, May 28, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or November 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:

  
Beth McKibben, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk

5/31/13  
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.