

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: June 27, 2013

File No.: USE2013 0005

CBJ Docks & Harbors  
155 S Seward St  
Juneau, AK 99801

Application For: A Conditional Use Permit for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor

Legal Description: ATS 121

Property Address: Auke Bay

Parcel Code No.: 4-B28-0-101-007-0; 006-0; 005-0; 004-0

Hearing Date: June 25, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandums dated May 8, 2013, May 14, 2013, and June 20, 2013 and approved the Conditional Use Permit for a new two-lane boat launch ramp and associated parking at Statter Harbor, 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 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. All exterior lighting fixtures shall be of a "full cutoff" design.
2. Prior to the issuance of a building permit, the applicant shall submit a letter from a Licensed Professional Engineer indicating that the fill will be designed to withstand the 100-year storm force which is described in the City & Borough's currently adopted Flood Insurance Study.
3. Use of the parking lot for storage shall require a new Conditional Use Permit.
4. The parking lot shall be paved in accordance with CBJ Standard Specifications.
5. Construction hours shall be limited to 7 a.m. to 8 p.m. Monday through Friday and 9 a.m. to 8 p.m. Saturday and Sunday. Construction activity that requires low tide conditions may be extended to 10 p.m.
6. The vegetated buffer between the seawalk and Bay Creek (including the Bay Creek intertidal channel) shall have approximately 40-50 percent vegetated ground cover comprised of native trees and shrubs within 18 months of the issuance of a building or grading permit. At the time of planting, shrubs shall be a minimum of 3-5 feet high and trees shall be a minimum of 6-8 feet high. Plant material shall be warranted for a period of two years; any plants that fail during the warranty period shall be replaced. Within 7 years of issuance of the building or grading permit, trees shall be a minimum of 8-12 feet

high and shrubs shall be maintained at 3-5 feet high or higher. The deadline for height thresholds may be delayed up to two years with documentation regarding unusually harsh climactic conditions. Vegetation shall be maintained in good health throughout the life of the project.

Attachments: May 8, 2013, May 14, 2013, and June 20, 2013 memorandums from Teri Camery, Community Development, to the CBJ Planning Commission regarding USE2013 0005.

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, June 25, 2013

Expiration Date: The permit will expire 18 months after the effective date, or December 25, 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:

  
Teri Camery, Senior Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk

6/28/13  
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.