

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: June 27, 2013

File No.: CSP2013 0006

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly 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 warrantied 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 CSP2013 0006.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

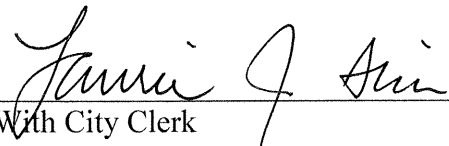
Project Planner:



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. The CBJ and project 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.