

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: September 27, 2013

File No.: USE2013 0029

Island Hills Association/ Coogan
PO Box 34499
Juneau, AK 99803

Application For: A Conditional Use permit for 32 units at the corner of Cordova St. & Pioneer Ave.
Legal Description: Island Hills
Property Address: 401 Cordova Street
Parcel Code No.: 1-D06-0-L04-003-1
Hearing Date: September 24, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 16, 2013, and approved the 32-unit project to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

- 1) The contractor will not be allowed to operate any heavy construction equipment before 7:00 am or after 4:30 pm Monday through Friday, or before 9:00 am or after 4:30 pm Saturday and no heavy equipment on Sunday, unless a permit is obtained from the CBJ Building Official.
- 2) Prior to the issuance of a Building permit, a parking plan showing at least 56 spaces for the 32-units be submitted to the Permit Center.
- 3) New Condition during the Planning Commission meeting: Contractor be required to develop designated pedestrian walkways to tie into existing pedestrian access. CDD staff will coordinate with the applicant to come up with the most reasonable pedestrian walkway to meet the intent of pedestrian connection.
- 4) Advisory Condition: The City & Borough post a sign that says "The use of Jake brakes are prohibited from being used on Cordova Street". This shall be coordinated with CBJ Engineering or Street Department. CBJ staff notes that the CBJ Engineering Dept. believes this would pose a safety hazard if trucks cannot use Jake brakes during times of heavy breaking.

Attachments: September 16, 2013, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2013 0029.

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, September 24, 2015.

Expiration Date: The permit will expire 18 months after the effective date, or March 24, 2015, 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:


Eric Feldt, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

9/27/2013
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.