

PLANNING COMMISSION
NOTICE OF DECISION

Date: October 24, 2013

File No.: USE2013 0033

DOWL HKM
5368 Commercial Blvd.
Juneau, AK 99801

Application For: Conditional Use Permit and Hillside Endorsement for 35 units of multi-family housing.

Legal Description: Lot 3 & Tract B1A Emerald 2 Subdivision

Property Address: Vista Drive

Parcel Code No.: 1-D05-0-L51-001-2; 2-D04-0-C05-007-0 (portion)

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 17, 2013, and approved the Conditional Use Permit and Hillside Endorsement for 35 units of multi-family housing 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 grading or building permit, the applicant shall submit a complete grading and drainage plan, including information on sediment and erosion control.
2. Prior to commencement of excavation, the applicant shall submit a guarantee bond to assure sediment control and removal and to repair any damage or reconstruction required as a result of this project. The bond shall be in the amount to be determined by the Community Development Director.
3. Additional area in the hammerhead will be cleared and graveled to provide room for snow storage and to facilitate efficient snow plowing within the hammerhead. Snow storage in this area should be limited to snow cleared from the hammerhead only.
4. Prior to issuance of a building permit for the proposed structures; the applicant must submit a revised site plan showing the accessible vehicle spaces that comply with the requirements of CBJ 49.40.
5. 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, located and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).
6. The project shall incorporate the BMPs from the Manual of Stormwater Best Management Practices, produced by the CBJ in partnership with the USF&WS, 2008.

7. Prior to issuance of a certificate of occupancy or a temporary certificate of occupancy, 30% of the lot must be planted with vegetation or the installation of vegetation must be bonded for. The vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans.
8. If blasting of rock is required warning signs with the time and date of the blast will be posted 24-hours prior to blasting on Douglas Highway, and 24-hour notice will be provided to the Juneau Flight Service Station and the Police and Fire Departments and Public Service Announcements will be broadcast on local radio 24-hours prior to blasting and three air horn blasts will be made at 5 minutes prior to blasting.
9. The contractor will not be allowed to operate any heavy construction equipment before 7:00 am or after 7:00 pm Monday through Friday, or before 9:00 am or after 5:00 pm Saturday and or before 9:00 am or after 5:00 pm Sunday.

Attachments: October 17, 2013, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2013 0033.

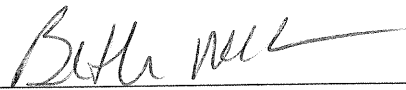
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.


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, October 22, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or April 22, 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:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

10/25/13
Date

cc: Plan Review

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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.