



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: January 15, 2014

File No.: USE2013 0034

City and Borough of Juneau
Engineering Department
155 S. Seward Street
Juneau, AK 99801

Application For: Conditional Use for construction of a new 20,600sqft library and associated site improvements (parking, landscaping, etc.) in Dimond Park.

Legal Description: Lakeside TR 1

Property Address: Riverside Drive

Parcel Code No.: 5-B21-0-108-002-3

Hearing Date: January 14, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 3, 2014, and approved the development of the 20,600 square foot public library in Dimond Park to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The contractor is required to use flaggers when construction vehicles use any of the internal access routes in the Dimond Park Complex.
2. The contractor is required to wash down the trucks and dampen excavated material off-site prior to exiting the site as an effort to reduce dust.
3. The contractor is required to control dust and remove unwanted material from the street surface of Riverside Drive and the internal circulation routes of Dimond Park.
4. Per CBJ Disturbing The Peace code, §42.20. 095, the contractor will not be allowed to operate any heavy construction equipment before 7:00 am or after 10:00 PM Monday through Friday, or before 9:00 am or after 10:00 PM Saturday and Sunday, unless a permit is obtained from the CBJ Building Official.
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 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).

6. Prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, 20% of the lot must be planted with vegetation or the installation of vegetation must be bonded for.
7. Vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans.
8. The site drainage ties in with the existing storm water system for the Dimond Park Community Complex.

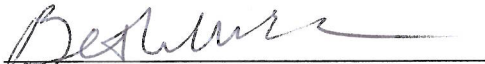
Attachments: January 3, 2014, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2013 0034.

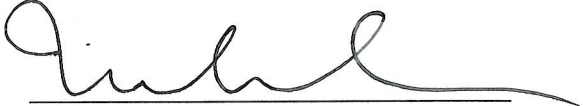
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.


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).

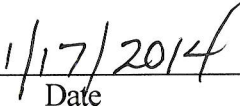
Effective Date: The permit is effective upon approval by the Commission, January 14, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or July 14, 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


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.