



**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: February 26, 2014

File No.: USE2014 0001

Shane Hooten  
1101 Black Bear Drive  
Juneau, AK 99801

Application For: Conditional Use Permit for a 2,400 square foot exercise studio and office space in an industrial zone.

Legal Description: SSG III Lot 35

Property Address: 5326 Shaune Drive

Parcel Code No.: 5-B12-0-135-003-0

Hearing Date: February 25, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 13, 2014, and approved the Conditional Use Permit for a 2,400 square foot exercise studio and office space in an industrial zone to be conducted as described in the project description and project drawings submitted with the application, and with the following advisory and mandatory conditions:

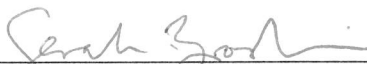
1. Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department. [Mandatory]
2. The second story of the development shall contain sound buffering to protect occupants from noise impacts inherent to an industrial zone. A mechanical ventilation system shall be installed to allow air ventilation without incurring impacts from noise and dust. [Advisory]


Attachments: February 13, 2014 memorandum from Sarah Bronstein, Community Development, to the CBJ Planning Commission regarding USE2014 0001.


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, February 25, 2014.  
Expiration Date: The permit will expire 18 months after the effective date, on August 25, 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:   
Sarah Bronstein, 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.