



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: March 26, 2014

File No.: SMP2014 0001

John Armstrong
PO Box 35513
Juneau, AK 99803

Application For: Preliminary Plat approval for a Major Subdivision of three lots to nine lots at the southeast corner of Sherwood Lane and Glacier Highway.

Legal Description: Sherwood Estates Block B Lots 1, 2, and 3

Property Address: 2767 Sherwood Lane

Parcel Code No.: 4-B17-0-110-016-0; 4-B17-0-110-015-0; and 4-B17-0-110-014-0

Hearing Date: March 25, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 13, 2014, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to Final Plat Approval, the applicant shall submit a joint use and maintenance agreement that includes a Hold Harmless statement referencing the City and Borough of Juneau, for the access and utility easements to be recorded with plat.
2. Prior to Final Plat Approval, the applicant shall submit detailed drawings of the proposed utilities and driveway meeting all applicable CBJ Engineering standards.
3. Prior to construction of the subdivision improvements, the applicant shall submit a detailed drainage management plan consistent with CBJ §49.35.510.
4. Prior to grading or paving of access easements the applicant will contact Community Development Staff to flag the required habitat setback.
5. Stormwater features will be required prior to development to comply with CBJ 19.12.120 Stormwater Quality and the CBJ Manual of Stormwater Best management Practices.
6. Prior to Final Plat recording, the applicant will be required to install improvements for public water and sewer to all proposed lots, or shall bond for improvements.
7. Prior to Final Plat Approval, the applicant shall define, fire apparatus turnaround and drainage on the plat.
8. Prior to Final Plat Approval, the applicant shall submit a plan detailing topography of the subject parcels.
9. Prior to Final Plat Approval, the applicant shall label on the plat the No Disturb and No Build setbacks.
10. Prior to Final Plat Approval, the applicant shall add the following note to the plat:

John Armstrong
File No.: SMP2014 0001
March 26, 2014
Page 2 of 2

ADVISORY NOTE

This subdivision is in close proximity to the Hagevig Regional Fire Training Center which can produce increased noise levels and foul smells. Noises may include sirens, radios, weapons firing blanks and other loud noises. Smells may include smoke from the burning of diesel fuel and other burning activities. The use of chemical extinguishing agents may be used as part of its normal training activities. These activities can occur on nights and weekends and may occur between the hours of 5am and 11pm.

Attachment: March 13, 2014 and March 25, 2014 memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding SMP2014 0001.

This Notice of Decision does not authorize any construction. 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 to 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, March 25, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or September 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 subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Jonathan Lange
Jonathan Lange, Planner
Community Development Department

Dennis Watson
Dennis Watson, Vice-Chair
Planning Commission

Cezayirli Wilson
Filed With City Clerk Deputy Clerk

3/27/2014
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.