

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: January 14, 2015

File No.: USE2014 0016

Kyle Eyre
Wright Services
5454 Shaune Drive
Juneau, AK 99801

Application For: A Conditional Use Permit to modify and expand Glacierview Mobile Home Park.
Legal Description: USS 2486 Field Acres Block A FR
Property Address: 9950 Stephen Richards Memorial Drive
Parcel Code No.: 5-B21-0-129-000-0
Hearing Date: January 13, 2015

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 8, 2015, and approved the modification and expansion of Glacier View Mobile Home Park to remove space 63, add spaces 26-1, 26-2, 27-1, 27-2, 29, 29A, 29B, 88B, 89A, 77B, 44B, 70, 29B, 110, 111 and 112 to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. For proposed modifications to space 44B in no case can either space 44 or 44B be less than 3,000 square feet in area. Furthermore, in no case can the playground be reduced to be less than 2,500 square feet in area (CBJ 49.65.310(b)(3)). These dimensions must be verified prior to the issuance of a building permit to locate a mobile home on space 44B.
2. Space 43 will be returned to one single wide mobile home space, in compliance with the approved plans and CBJ 49.65.310 when the existing homes are beyond their useful life and removed from the park.
3. Mobile homes placed on space 88B and 89A will maintain a minimum setback of 15 feet from the exterior lot line of the mobile home park. The setback shall be verified prior to the issuance of temporary certificates of occupancy for homes placed on these lots.
4. Screening from Riverside Drive and Stephen Richards Memorial Drive shall be re-established for space 108 within 24 months of approval of this Conditional Use Permit.
5. Provide CDD with an updated site plan of the mobile home park, showing
 - a. All sites as approved and numbered;
 - b. Dimensions of each mobile home site; and,
 - c. Location and dimensions of each playground space
6. Mobile homes placed on space 77B will maintain a minimum setback of 25 feet from the exterior lot line of the mobile home park. The setback shall be verified prior to the issuance of temporary certificates of occupancy for homes placed on these lots.

Advisory Condition

1. Provide CBJ Utilities an updated count as to how many mobile homes are served by city water.

Attachments: January 8, 2015 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2014 0016.

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 13, 2015.


Expiration Date: The permit will expire 18 months after the effective date, or July 13, 2016, 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.