



**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: February 11, 2015

File No.: CSP2014 0023

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Application For: Planning Commission recommendation to the City and Borough Assembly
to dedicate a driveway and utility easement crossing a CBJ-owned
fraction of Lot 1, USS 3559.

Legal Description: USS 3559 LT 1
Property Address: N. Douglas Highway
Parcel Code No.: 6-D10-1-100-001-0
Hearing Date: February 10, 2015

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 27, 2015 and recommended that the Assembly approve a driveway and utility easement across CBJ property to access USS 3559 Lot 5 in accordance with the following conditions:

1. That the CBJ Manager may revoke the rights-of-entry, if the applicants or their successors in interest have not constructed the driveways after five years from the date of issuance of the rights-of-entry. The CBJ Manager may extend the rights-of-entry, for good cause.
2. That the easements be revoked if the grantees do not use the driveway for a period of more than five years.
3. That the easements be revoked if the grantees' property is served by a dedicated, constructed CBJ street.
4. That the CBJ reserves the right to utilize portions of the driveway alignment for a dedicated CBJ street.
5. That the easement be used to serve single family or duplex residences on the grantees' properties. No commercial use is allowed.
6. Utilities such as electric, telephone, cable, water, and sewer lines may be located in the easement corridor.
7. The easement is not exclusive. The CBJ may grant other overlapping easements.


8. The grantees of the easements are responsible for construction and maintenance of any improvements.
9. The CBJ reserves the right of public pedestrian access along the easement.
10. The grantees may gate the driveway to control vehicular access.
11. The grantees shall provide as-built surveys of the driveways once constructed.
12. The grantees may be required to relocate the driveways to a new location upon direction of the Assembly in accordance with CBJ 53.09.300(i).
13. The grantees shall obtain all authorizations and permits necessary to construct the driveway.

Attachments: January 27, 2015 memorandum from Chrissy McNally, Community Development, to the CBJ Planning Commission regarding CSP2014 0023.

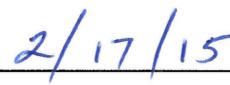
This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

Project Planner: _____


Chrissy McNally, 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. The CBJ and project 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.