

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: January 28, 2015

File No.: USE2014 0017

Russell & Gretchen Powers
10497 Fox Farm Trail
Juneau, Alaska 99801

Application For: Conditional Use to operate a 4 bedroom bed and breakfast in the D-1 zoning district.
Legal Description: Spruce Point Estates Lot 11
Property Address: 10497 Fox Farm Trail
Parcel Code No.: 4-B20-0-103-015-0
Hearing Date: January 27, 2015

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 16, 2015 and approved the Conditional Use Permit to operate a 4 bedroom bed and breakfast in the D-1 zoning district to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The bed and breakfast shall not exceed a maximum occupancy of 8 guests and 2 owners/caretakers.
2. Outdoor events shall be limited to 10 p.m. Monday through Thursday and midnight Friday and Saturday.
3. The applicants shall submit a list of house rules that address noise, trespassing and parking to the Community Development Department.

Attachments: January 16, 2015 memorandum from Chrissy McNally, Community Development, to the CBJ Planning Commission regarding USE2014 0017.

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 27, 2015.

155 So. Seward Street, Juneau, Alaska 99801-1397

Powers

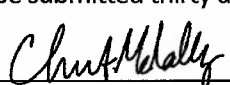
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Expiration Date: The permit will expire 18 months after the effective date, or July 27, 2016 if no House Rules have been submitted in accordance with condition 3 and the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:



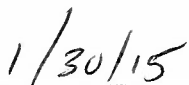
Chrissy McNally, Planner
Community Development Department



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. 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.