

PLANNING COMMISSION
NOTICE OF DECISION

Date: May 9, 2007

File No.: CSP2007-00005

PND Engineers, Inc.
Attn: Dick Somerville
9360 Glacier Highway, Ste. 100
Juneau, AK 99801

Application For: City State Project review for of Douglas Harbor renovations.

Legal Description: ATS 14 FR

Parcel Code No.: 2-D04-0-T32-005-0

Hearing Date: May 8, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum May 8, 2007 and approved the Douglas Harbor renovations to be conducted as described in the project description and drawing submitted with the application and with the following conditions:

1. With the development of each project area, the applicant shall provide adequate lighting for primary traffic corridors and parking areas. Light fixtures shall be shielded, use sharp cut-offs, or incorporate a similarly effective design, to eliminate glare and to focus light shed on travel areas. Lighting along the seawall, parallel to Savikko Road in Area 1, is limited to a maximum height of 15 feet.
2. Prior to obtaining a CBJ building or grading permit for Phase II, the applicant shall submit plans for Community Development staff approval of the following items: Typical road sections through the project area, striping details, parking lot layout with accessible spaces, crosswalks, signs, lighting and fixtures, street furniture, public buildings, waste containers, landscaping and vegetative cover.
3. All trucks hauling material to or from the site shall have a tailgate, cover or similarly effective mechanism to contain material. Hauling to or from the site is prohibited between the hours of 7-8 AM and 4-6 PM.
4. The applicant shall be responsible for controlling dust and debris caused by loading, off-loading, truck hauling and other aspects of the operation. The applicant shall control dust by dampening road surfaces and operating areas and shall take other measures as needed to assure that no dust impacts occur off site. The applicant shall also be responsible for cleaning up and disposing of any litter generated by the project, including material that is lost from trucks.
5. Prior to obtaining a CBJ building or grading permit for Phase II, the applicant shall consider providing increased pedestrian amenities along Savikko Road; including increased sidewalk width and additional landscaping.

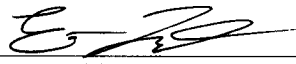
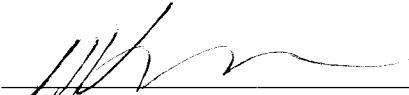
Attachments: May 2nd, 2007 memorandum from Eric S. Feldt, Community Development, to the CBJ Planning Commission regarding CSP2007-00005.

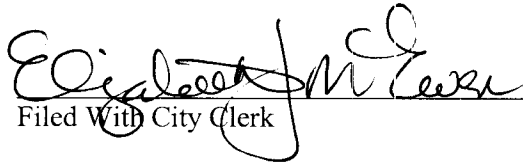
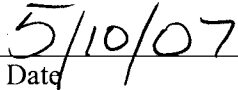
This Notice of Decision does not authorize construction. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any improvements requiring such.

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).

Effective Date: The permit is effective upon approval by the Commission, May 8, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or November 8, 2008, 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:  _____  _____
Eric Feldt, Planner Daniel Bruce, Chairman
Community Development Department 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 1 (800) 949-4232, or fax (360) 438-3208.