



PLANNING COMMISSION
NOTICE OF DECISION

Date: May 24, 2002

File No.: CSP2002-00002

John Stone, Director
Engineering Department
City and Borough of Juneau
155 South Seward Street
Juneau, AK

Application For: City Project review of a 5,200 foot new road to cross the interior of the Pt. Lena peninsula to access the proposed NOAA facility.

Legal Description: Lots 2, 3, 4A, 5, 6 Tract A, USS 3809, Lot 2 a Fr. of Tract C, USS 3808, and Lot 3, Lena Marie Sub.

Parcel Code No.: 8-B33-0-101-011-0, 012-0, 013-0, 014-0, 014-1 and 015-0

Hearing Date: May 14, 2002

At its regular public meeting, the Juneau Planning Commission adopted the analysis and findings listed in the attached memorandum dated April 17, 2002 and recommended to the Assembly that the proposed City Project for a 5,200 foot new road to cross the interior of the Pt. Lena peninsula to access the proposed NOAA facility, be approved as described in the project description and project drawings submitted with the application and with the following conditions:

1. That the project be completed according to the latest project description as presented in this staff report and the appropriate associated corresponding submittals.
2. That the proposal to widen the portion of the Point Lena Loop roadway from Towers road to the NMFS facility entrance, for safer pedestrian use be constructed as a part of the NMFS access road project.
3. During excavation, fill placement and road construction heavy equipment may not operate on the ground outside the necessary working footprint, to the extent practical.
4. Disturbed ground and exposed soil not covered with fill must be re-vegetated with endemic species or grasses in an appropriate and timely manner to minimize erosion and sedimentation, so that a durable vegetative cover is established.
5. Natural drainage patterns must be maintained, without introducing ponding or drying, to the extent practicable. Control of drainage must be provided by appropriate ditching, culverts and other measures.

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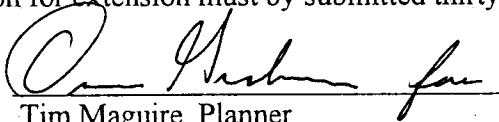
6. The roadway and drainage structures must be maintained in a condition that will prevent sedimentation caused by erosion and surface transport from reaching water through the life of the project.
7. Fill materials must be clean material, free from petroleum products and toxic contaminants.
8. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products during construction.

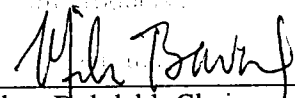
Attachments: April 17, 2002 memorandum from Tim Maguire, Community Development to the Planning Commission regarding CSP2002-00002.

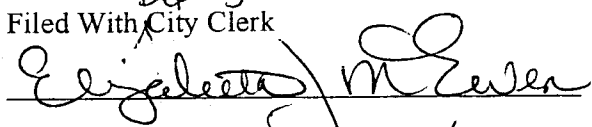
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c).

Effective Date: The approval is effective upon approval by the Commission, May 14, 2002.

Expiration Date: This approval will expire 18 months after the effective date, or November 14, 2003, if no building permit, right of way permit, or similar permit has been issued and substantial construction progress has not been made in accordance with the plans for which the approval was authorized. Application for extension must be submitted thirty days prior to the expiration date.

Project Planner: 
Tim Maguire, Planner


for Johan Dybdahl, Chairman
Planning Commission

Deputy
Filed With City Clerk

May 24, 2004

cc: Steve Gilbertson
Gary Jenkins
Malcolm Menzies
Bob Millard
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.