

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 12, 2007

File No.: SUB2007-00009

Scott Jenkins
P.O. Box 210194
Auke Bay, Alaska 99821

Application For: A preliminary plat of a 7 lot major subdivision.

Legal Description: Valley Centre 3 LT 3

Parcel Code No.: 5-B15-0-111-002-2

Hearing Date: April 10, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 4, 2007, and approved the preliminary plat as described in the project description and project drawing submitted with the application and with the following conditions:

1. A 20-foot buffer of trees and vegetation shall be retained along the zoning district boundary with the Tongass Park subdivision, subject to an analysis by a qualified forester for the removal or topping of trees that may be subject to blowdown. Additional tree plantings may be required where vegetation is sparse. The Community Development Department staff shall determine the need for additional plantings consistent with the guidelines of 04CBJ060.030 (b).
2. To the extent possible, structures located on lots 4, 5 and 7 shall be located to minimize impacts on residences in the adjacent neighborhood, by placing the backs of buildings along zoning boundary and using the buildings to buffer residences from parking lots and lights.
3. Project design elements listed under Juneau Coastal Management Program above are conditions of approval for the preliminary plat.
4. Indigenous vegetation shall be planted along Jordan Creek where there is no curb and gutter and/or sidewalk.
5. The grading permit will specify best management practices to be followed during construction to avoid sedimentation of Jordan Creek and drainage onto surrounding residential neighborhoods.
6. The grading permit will assure that surface water flow entering Jordan Creek is routed through the settling pond.

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7. A buffer of trees and vegetation shall be retained inside the chain link fence along Egan Drive, comparable to the adjacent buffer between Egan Drive and the Super 8 Motel. This is essentially a one-tree-deep buffer, with the larger trees along the fence line left standing. This provides for some openings between the trees while providing for the continuation of a "semi-transparent" or "porous" buffer between Egan Drive and developed property.

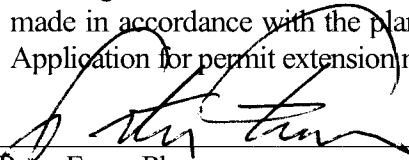
Attachment: April 4, 2007, memorandum from Peter Freer, Community Development, to the CBJ Planning Commission regarding SUB2007-00009.

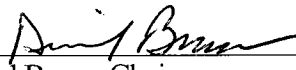
This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to 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).

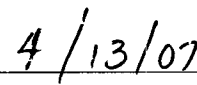
Effective Date: The permit is effective upon approval by the Commission on April 10, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or October 10, 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 expiration date.

Project Planner: 
Peter Freer, Planner
Community Development Department


Daniel Bruce, Chairman
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.