

PLANNING COMMISSION
NOTICE OF DECISION

Date: January 10, 2007

File No.: USE2005-00055

Juneau Family Birth Center
Attn: Kaye Kanne
3225 Hospital Dr., #106
Juneau, AK 99801

Application For: Allowable Use permit for a community family birth center.

Legal Description: Salmon Falls Overlook 3 Lt 1

Parcel Code No.: 7-B09-0-102-014-4

Hearing Date: January 9, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated and approved the development of a community family birth center, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

- 1) An exterior lighting plan meeting the requirements at CBJ §49.40.230(d) must be reviewed and approved under BLD2005-00656.
- 2) A site plan showing accessible parking spaces meeting the requirements of CBJ §49.40.210(b)(3) must be reviewed and approved under BLD2005-00656.
- 3) A site plan showing parking spaces meeting the dimensional requirements of CBJ §49.40.210(b)(1) must be reviewed and approved under BLD2005-00656.
- 4) A site plan showing that no work will take place on the property adjacent to the subject property's north property line, and that water will flow from north to south instead of south to north in the drainage swale, must be reviewed and approved under BLD2005-00656.
- 5) A site plan showing at least 3,227 square feet of vegetative cover must be reviewed and approved under BLD2005-00656.
- 6) A pedestrian connection between Salmon Creek Lane and the on-site sidewalks and pathways shown on sheet C1.1 must be reviewed and approved under BLD2005-00656 as meeting the requirements of CBJ §49.230(f)(2).

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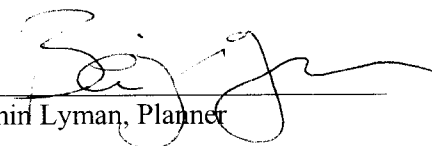
- 7) Advisory Condition: No grading or other development activity may take place within the 50' habitat setback from Salmon Creek required at CBJ §49.70.950(f) and CBJ §49.70.310(a)(4). Any work within this setback is not approved as a part of this permit, as it could only be authorized by the granting of a variance to those requirements, and would also require the approval of the owner of the adjacent property which is subject to the setback. This is an advisory condition.


Attachments: December 20, 2006 memorandum from Benjamin Lyman, Planner, Community Development to the CBJ Planning Commission regarding USE2005-00055.

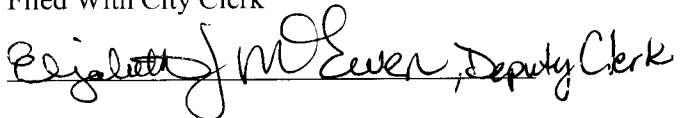
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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 Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, January 9, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or July 9, 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: 
Benjamin Lyman, Planner


Daniel Bruce, Chairman
Planning Commission

Filed With City Clerk

Elizabeth J. M. Ewen, Deputy Clerk
1/11/2007

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.