

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: June 27, 2007  
File No.: USE2007-00018  
CSP2007-00008

CBJ Engineering  
Attention: Bob Millard  
155 South Seward Street  
Juneau, AK 99801

Application For: A Conditional Use permit and City/State Project Review for the development of a Consolidated Public Works Facility.

Legal Description: USS 3258, Lots 2, 3, 4, 21 - 26

Parcel Code No.: 5-B14-0-100-002-0

Hearing Date: June 26, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 18, 2007 and the addendum thereto dated June 25, 2007, and approved the development of a Consolidated Public Works Facility to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

- 1) Prior to the issuance of any building permit for work related to this project, the phase of construction proposed in that building permit must be authorized in writing by the agency managing the property for the State of Alaska. This condition becomes void once the CBJ becomes the owner of the property. Consult with the CBJ Lands and Resources Manager regarding the ownership of the property during building permit review to establish if this condition has been met.
- 2) The project contractor must file a Storm Water Pollution Prevention Plan (SWPPP) prior to commencing construction activity. The SWPPP, and the project in its entirety, should adhere to the 2000 edition of the City and Borough of Juneau Engineering Department *Standard Details* and the 2003 edition of the CBJ Engineering Department *Standard Specifications* books. A copy of the SWPPP and the Notice of Intent (NOI) must be submitted to the CDD prior to commencing construction activity.
- 3)
  - (A) There shall be no work in the stream bed or that would adversely impact the stream during egg incubation or out-migration of salmon smolts. (See discussion in staff report regarding applicability of this condition)
  - (B) Filtration curtains shall be used to protect streams from turbidity due to adjacent soil disturbance activities.
  - (C) Existing wetlands vegetation shall be stripped in mats and repositioned over regraded soil. (See discussion in staff report regarding applicability of this condition)
  - (D) The amount of fill shall be restricted to the minimum amount necessary to achieve stated project purposes.

- (E) Hydrology surrounding the discharge site shall be maintained with the use of culverts, if necessary. Activities shall not adversely impact adjacent wetlands by causing ponding, drainage, siltation or inadvertent fill.
  - (F) All discharge material shall be free from toxic pollutants in toxic amounts as defined by state law.
  - (G) Erosion at the construction site shall be controlled through revegetation and other appropriate means. Exposed soils shall be revegetated within one year.
  - (H) All work must be completed within three years of issuance of the wetlands permit.
- 4) Any disturbed area between the rockery wall at the south of the project site and the undisturbed portion of the wetland unit at the south of the project site shall be restored or rehabilitated to its predisturbance condition, by the means described in Conditions (3)(C) and (G), to the extent feasible and prudent. (See discussion in staff report regarding applicability of condition (3)(C))

Attachments: June 18, 2007 memorandum and June 25, 2007 addendum thereto from Ben Lyman, Planner, Community Development to the CBJ Planning Commission regarding USE2007-00018 and CSP2007-00008.

This Notice of Decision does not authorize construction activity. 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 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, June 26, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or December 26, 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:    
Benjamin Lyman, Planner Daniel Bruce, Chairman  
Community Development Department Planning Commission

 7/2/07  
Filed With City Clerk Deputy 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.