

**CITY/BOROUGH OF JUNEAU**  
ALASKA'S CAPITAL CITY

**BOARD OF ADJUSTMENT**  
**NOTICE OF DECISION**

Date: April 11, 2007

File No.: VAR2007-00008

Scott Jenkins and Bruce Griggs  
P.O. Box 210194  
Auke Bay, AK 99821

Application For: Construction of approximately 1,200 sq ft of city approved road within the 25' to 50' setback of Jordan Creek over an existing road bed.

Legal Description: Valley Centre 3 LT 3

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

Hearing Date: April 10, 2007

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 30, 2007, and approved the Variance to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Subdivision design and site grading shall direct rooftop and surface water toward existing ditches and vegetated swales along the northern and western boundaries of the property.
2. The collection of stormwater from the proposed access road shall be collected in swales and/or curbs and gutters, and routed to a vegetated detention basin outside the 50-foot setback, subject to engineering review for basin size, soil percolation rates, outfall elevation and plantings.
3. The uplands immediately adjacent to the creek at the property entrance shall be re-vegetated and protected from future use for snow storage. Reclamation of this area will include scarifying compacted soils, adding topsoil and planting native tree species at a comparable density to upstream riparian buffers. Native seed should be planted (broadcast) or vegetated mats should be transplanted between the tree plantings.
4. Best management practices will be required during construction to prevent sediment transport into Jordan Creek.
5. The outfall between the detention basin and Jordan Creek shall be designed to prevent fish passage into the basin.
6. An interpretive sign shall be posted informing the public of the habitat value of the creek and its function as a viable anadromous stream. The applicant shall consult with the Office of Habitat Management and Permitting for correct language.

Attachment: March 30, 2007, memorandum from Peter Freer, Community Development, to the CBJ Board of Adjustment regarding VAR2007-00008.

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

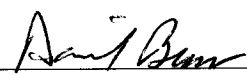
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

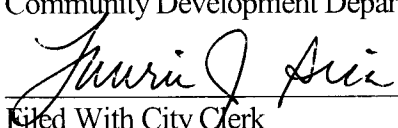
Effective Date: The permit is effective upon approval by the Board on April 10, 2007.

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 permit expires.

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.