



## Planning Commission

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

Date: February 21, 2019  
Case No.: USE2018 0023

Central Council Tlingit & Haida Indian Tribes of Alaska  
9097 Glacier Highway,  
Juneau, AK 99801

Proposal: Conditional Use Permit for transitional housing in the Waterfront Commercial Zoning District.

Property Address: 1255 W 9<sup>th</sup> Street

Legal Description: Tidelands Addition Block 60, Lot 16B

Parcel Code No.: 1C060K600110

Hearing Date: February 19, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 6, 2019, and approved the Conditional Use Permit for transitional housing in the Waterfront Commercial Zoning District to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. A manager or owner shall live on site.
2. The applicant shall stripe the parking lot according to the parking plan submitted by the applicant (Attachment B).
3. If the requested parking waiver is not approved, the applicant must provide six (6) parking spaces on-site, or through a parking agreement with a neighboring property owner.
4. At least 449 square feet of vegetative cover must be maintained on the subject parcel.
5. Maximum residential occupancy shall not exceed 17 without approval from the Building Code Official to ensure that occupancy loads are met.

Attachments: February 6, 2019, memorandum from Laurel Bruggeman, Planner, Community Development, to the CBJ Planning Commission regarding USE2018 0023.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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 49.20.120).

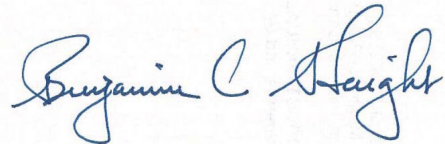
Effective Date: The permit is effective upon approval by the Planning Commission, February 19, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or August 19, 2020, 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.

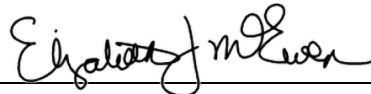
Project Planner:



Laurel Bruggeman, Planner  
Community Development Department



Benjamin Haight, Chair  
Planning Commission



Filed With Municipal Clerk

3/1/2019

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 (800) 949-4232, or fax (360) 438-3208.