



Planning Commission

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155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: October 24, 2019
Case No.: USE2019 0020

Island Constructors
ATTN: Paul Brooks
P.O. Box 241036
Douglas, AK 99824

Proposal: A Conditional Use Permit to expand retail development in a Severe Hazard Area

Property Address: 207 South Franklin Street

Legal Description: Juneau Townsite, Block K, Lots 1 & 2 FR

Parcel Code No.: 1C070B0K0010

Hearing Date: October 15, 2019

The Planning Commission, at a special public meeting, adopted the analysis and findings listed in the attached memorandum dated October 2, 2019, and APPROVED the Conditional Use Permit for an 800 square foot expansion of retail to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Prior to issuance of a Building Permit, the applicant must record the plat for the lot consolidation (SLC2019 0003).
2. Prior to issuance of a Building Permit, the applicant must provide parking that meets the Land Use Code requirements.
3. Prior to issuance of a Building Permit, the applicant must provide a lighting plan that meets Land Use Code requirements, with review and approval by the Historic Resources Advisory Committee.

4. Prior to issuance of a Building Permit, the applicant must receive approval of the project design by the Historic Resources Advisory Committee.

Attachments: October 2, 2019, memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2019 0020.

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).

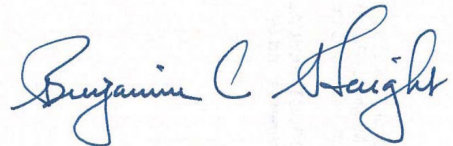
Effective Date: The permit is effective upon approval by the Commission, October 15, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or April 15, 2021, 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.

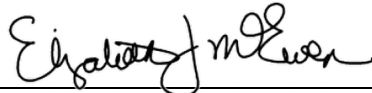
Project Planner:



Irene M. Gallion, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

10/30/2019

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.