

## PLANNING COMMISSION NOTICE OF DECISION

Date: February 27, 2008 File No.: USE2008-00001

Vernon Fiehler P.O. Box 210283 Auke Bay, AK 99821

Application For: An Allowable Use permit for construction of hangars on leased airport property

Block O, Lots 9-14

Legal Description: Airport Block O Lots 9, 10, 11, 12, 13 & 14

Parcel Code No.: 3-B15-0-104-009-0; 010-0; 011-0; 012-0; 013-0; 014-0

Hearing Date: February 26, 2008

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 20, 2008 and approved the Allowable Use permit to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

- 1) Airport management shall reconstruct the berm along Jordan Creek at the east end, adjacent to Block O, Lots 9-14, to the same height and substance as the berm at the west end at the existing hangars. Construction of the berm shall be completed before hangar construction occurs, to ensure that sediment and drainage does not adversely impact Jordan Creek.
- 2) Airport management shall ensure that drainage from the construction site will be directed to existing drainage routes on the south site of the project site. All appropriate methods will be implemented and maintained to control erosion and sedimentation. No new drainage waters will be introduced into Jordan Creek at the project site.
- 3) Airport management shall ensure that snow will not be plowed into Jordan Creek.

## **Advisory Condition:**

4) Airport management is advised that the previously approved variance, VAR1999-00024, required that willow stakes shall be placed along the north side of the dike, top to bottom, with intervals of 5 to 10 feet. This includes the length of the dike including the area proposed for new hangar development on Lots 9-14. Airport management should confirm the survival of these previously required plantings.

Attachments: February 20, 2008 memorandum from Teri Camery, Community Development

to the CBJ Planning Commission regarding USE2008-00001.

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.

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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  $\S01.50.030$ . 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  $\S01.50.030$  (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, February 26, 2008

Expiration Date: The permit will expire 18 months after the effective date, or August 26, 2009 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 by submitted thirty days prior to

the expiration date.

Project Planner:

Teri-Camery, Planner

Community Development Department

Daniel Bruce, Chairman

Planning Commission

Filed With City Clerk Deputy Clark

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.