



## Planning Commission

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[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 S. Seward Street • Juneau, AK 99801

### PLANNING COMMISSION

#### NOTICE OF DECISION

Date: April 12, 2023

File No.: FZE2023 0001

CBJ Docks & Harbors  
11520 Auke Bay Harbor Road  
Juneau, AK 99801

Proposal: a Flood Zone Exception renewal for bathrooms at Statter Harbor  
Property Address: 11520 Auke Bay Harbor Road  
Legal Description: USS 2664 & ATS 16 Lot 3C  
Parcel Code No.: 4B2801010032  
Hearing Date: April 11, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 29, 2023 and approved the Flood Zone Exception 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 a building permit, the applicant shall submit a letter from a licensed professional engineer indicating that the fill will be designed to withstand the 100-year storm force which is described in the City & Borough's currently adopted Flood Insurance Study.
2. Prior to issuance of a building permit, the applicant shall provide additional backflow prevention within the plumbing disposal system to prevent floodwaters from infiltrating the CBJ wastewater system, to be approved by the CBJ Engineering Department.

Attachment: March 29, 2023 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding FZE20230001

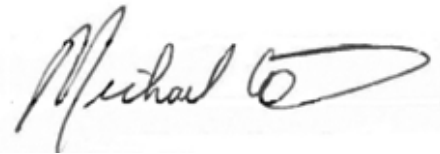
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

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 49.20.120).

Effective Date: The permit is effective upon approval by the Board, April 11, 2023

Expiration Date: The permit will expire 18 months after the effective date, or October 11, 2024 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.



Michael Levine, Chair  
Planning Commission

April 13, 2023

Date



04/13/2023

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