



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: March 28, 2012
File No.: USE2012 0001

Attn.: Dan Parks
McCool Carlson Green Architects
421 W. 1st Avenue
Anchorage, AK 99501

Application For: A Modification to an existing Conditional Use permit for 16,300 square foot church in a D-1 residential zone. The modification is to allow access from Glacier Highway or Engineer's Cutoff and adjust the location of the structure.

Legal Description: USS 2386 & 3817 Track A-H

Property Address: 10585 Glacier Hwy

Parcel Code No.: 4-B22-0-106-003-0

Hearing Date: March 27, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 22, 2012, and approved the church to be conducted as described in the project descriptions, for both the Glacier Highway and Engineers Cutoff access points, and project drawings submitted with the application and with the following conditions and advisory conditions:

The approval is subject to the following conditions if Alternate #1—Glacier Highway Access is developed:

1. The fire lane shall be constructed to withstand a 75,000 pound fire truck. The Fire Marshall shall approve the fire lane plan prior to issuance of a building permit.
2. The fire lane shall be signed with Fire Lane signs prior to Certificate of Occupancy.
3. If an Alaska Department of Transportation and Public Facilities permit or review process results in a modification of the project design, the applicant shall contact the CBJ Community Development Department Director to determine if additional review by the CBJ Planning Commission will be necessary.
4. If a US Army Corps of Engineers permit or review process results in a modification of the project design, the applicant shall contact the CBJ Community Development Department Director to determine if additional review by the CBJ Planning Commission will be necessary.
5. A two-way left turn lane, as recommended in the project Traffic Impact Analysis dated September 2008 and as designed on the applicant's site plan, shall be installed prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

Advisory conditions:

1. The applicant shall keep the Fire Lane maintained at all times and free of obstruction.
2. The Planning Commission encourages the applicant to consider Engineers Cutoff as the preferred access.

The approval is subject to the following conditions if Alternate #2—Engineers Cutoff Access is developed:

1. If the applicant decides to access the site from Engineers Cutoff Road, prior to issuance of a Certificate of Occupancy (or Temporary Certificate of Occupancy) the applicant shall:
 - a. Dedicate a new right-of-way from Engineers Cutoff Road to the church site utilizing the appropriate CBJ Platting process. Construction and dedication of a street that meets CBJ requirements must be completed and accepted by the City and Borough of Juneau.
- OR
- b. Construct a private driveway that meets the minimum requirements for a fire access road, drainage improvements, and adequate sight distance at the intersection with Engineers Cutoff and record an access easement between the owner of 2840 Engineers Cutoff Road and the Church of Jesus Christ of Latter-day Saints.
2. The fire lane shall be constructed to withstand a 75,000 pound fire truck. The Fire Marshall shall approve the fire lane plan prior to issuance of a building permit.
 3. The fire lane shall be signed with Fire Lane signs prior to Certificate of Occupancy.
 4. If an Alaska Department of Transportation and Public Facilities permit or review process results in a modification of the project design, the applicant shall contact the CBJ Community Development Department Director to determine if additional review by the CBJ Planning Commission will be necessary.
 5. If a US Army Corps of Engineers permit or review process results in a modification of the project design, the applicant shall contact the CBJ Community Development Department Director to determine if additional review by the CBJ Planning Commission will be necessary.

Advisory condition:

1. The applicant shall keep the Fire Lane maintained at all times and free of obstruction.

Attachments: March 22, 2012, memorandum from Nicole Jones, Community Development, to the CBJ Planning Commission regarding USE2012 0001.

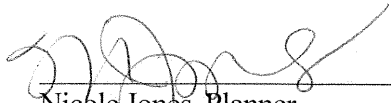
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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).

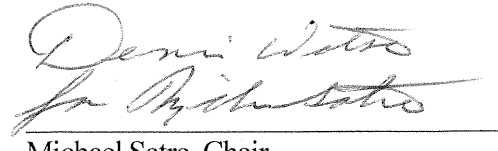
Effective Date: The permit is effective upon approval by the Commission, March 27, 2012.

Expiration Date: The permit will expire 18 months after the effective date, or September 27, 2013, 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.

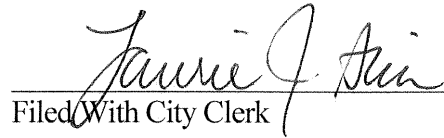
Project Planner:



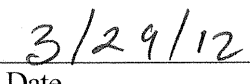
Nicole Jones, Planner
Community Development Department



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