

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: January 4, 2013

TO: Planning Commission

FROM: Beth McKibben, Planner *BME*
Community Development Department

FILE NO.: USE2012 0021

PROPOSAL: Construct a 3,500 square foot church

GENERAL INFORMATION

Applicant: Bethany Baptist Church

Property Owner: Bethany Baptist Church

Property Address: Riverside Drive

Legal Description: Riverview Acres Lot 14 A

Parcel Code Number: 5-B25-0-151-002-1

Site Size: 2.67 acres

**Comprehensive Plan Future
Land Use Designation:** Medium Density Residential (MDR)

Zoning: D-15

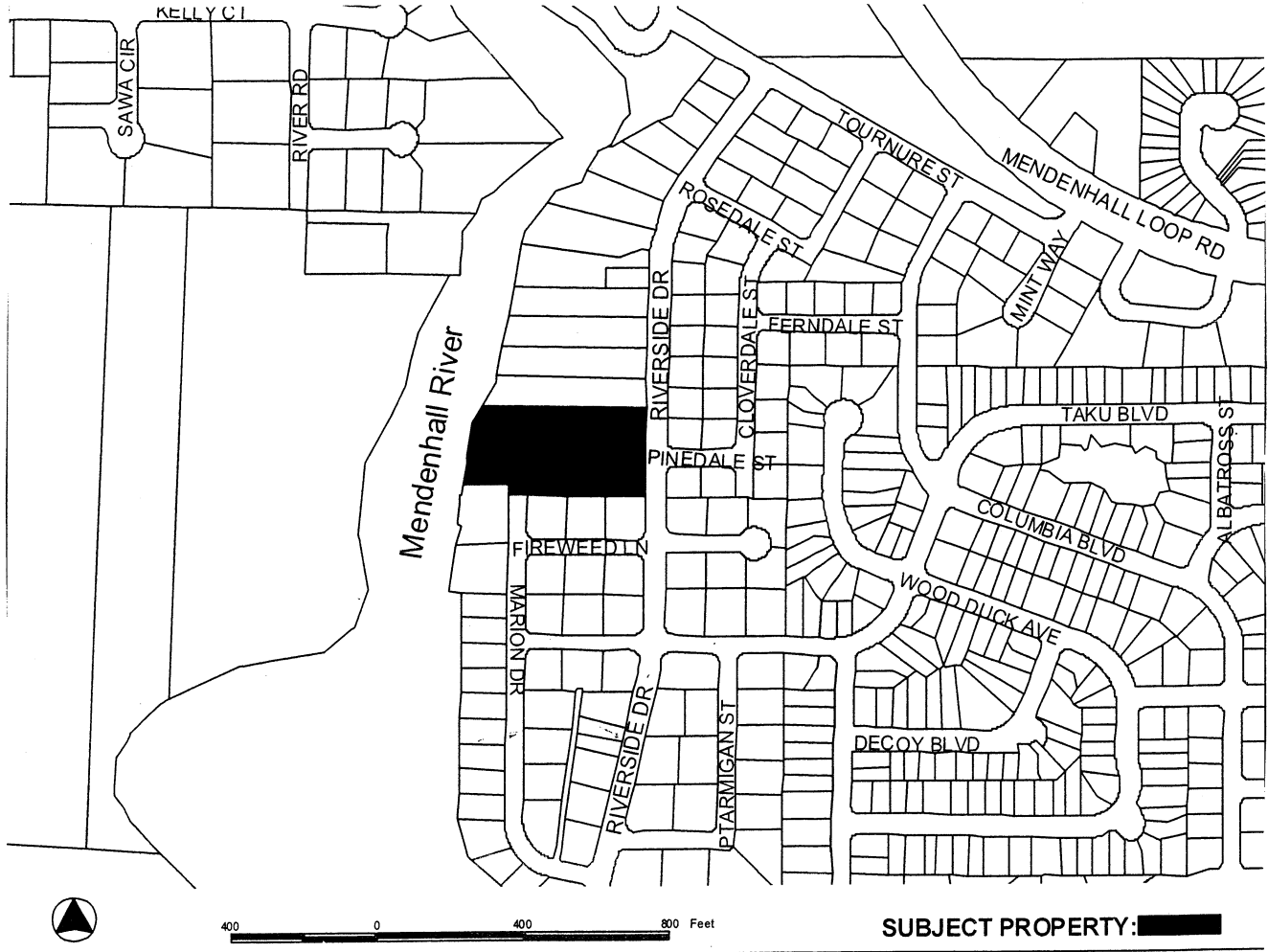
Utilities: City water & sewer

Access: Riverside Drive

Existing Land Use: vacant

Surrounding Land Use: North - D15 Vacant, residential
South - D5 residential
East - D5 residential
West - Mendenhall River





ATTACHMENTS

Attachment A – January 4, 2012 letter from Dean Blood

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 3,500 square foot church. The church building will house the auditorium, four classrooms, an office, kitchen, restrooms and mechanical space. The seating capacity of the sanctuary is 110 people. The site plan shows 30 parking spaces. It also shows a “future road” providing access to the back of the lot. This future road is not proposed in this conditional use. A park area is shown on the south east corner of the site between the building and the street.

Proposed weekly usage of the church property is limited to Sunday and Wednesday. Sunday hours

are expected to be 9:30am – 12:00pm and 6:00pm – 7:00pm. On Wednesday the church will be used from 7:00pm – 8:00pm for Bible study and prayer time. Other church functions that will occur outside of regular scheduled days are a Vacation Bible School program which is scheduled for 5 days in the summer, 9:30am – 12:00pm, and church holidays that do not occur on Sundays, weddings, and funerals.

BACKGROUND

Bethany Baptist Church was issued a conditional use permit (2010 0029) that permitted a church in a residential building. That permit expired December 28, 2012. The site of the proposed church was purchased in 2002 with the intent of building a church. The site was once used for gravel extraction.

ANALYSIS

Project Site - The 2.67 acre site is level and cleared. It does front on Mendenhall River and is in the floodplain and is subject to the 50 foot no development zone per CBJ §49.70.310(a)(4) and a 25 foot no disturbance zone per CBJ §49.70.310(b)(1). The building and parking are sited near Riverside Drive so as to avoid the flood plain and riverside no development/disturbance zones.

Project Design - The 3,500 square foot building will house the sanctuary, a kitchen, restrooms, an office, mechanical spaces and four classrooms. The sanctuary will accommodate 110 people. The primary scheduled days of use are Sunday and Wednesday, five days in the summer for summer bible school and special events. The church will be used on Sunday's beginning at 9:30am until 12:00pm and from 6:00pm until 7:00pm. Wednesday hours of operation will be 7:00pm – 8:00pm. The church will meet all required setbacks and height restrictions.

CBJ§49.50.300 requires that in the D-15 zoning district 30% of the site be maintained with vegetative cover. For this site 34,892 square feet (0.80 acres) of vegetative cover is required. The park area shown on the site plan does not meet this requirement. However, there is sufficient room on this 2.67 acres site to meet the vegetated cover requirements. Staff recommends the following condition:

In addition to the landscaped areas shown on the site plan submitted with the project application, a total of 34,892 square feet of vegetative cover (at a minimum) shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the proposed structure.

Traffic - Using the ITE Trip Generation Manual, staff estimates the average daily traffic on any given Sunday for Bethany Baptist Church to be approximately 168 trips based on maximum capacity of 110 people. When calculating trip generation based on square footage of the church building (3,500) square feet trip generation for Sunday would be 128. CBJ §49.40.300 states that a traffic impact analysis is NOT required when a development is projected to generate less than 250 average trips in a day.

Parking and Circulation - Thirty parking spaces are shown. For churches CBJ §49.40.210 requires 1 parking space for each four seats of the sanctuary. With a seating capacity of 110 in the sanctuary 28 parking spaces are required, two of which must be accessible. The driveway to the parking area is shown aligning with Pinedale across Riverside Drive, which is similar to an intersection and improves safety.

A future access road is shown on the site plans providing access to the rear of the lot. This road is not a proposed as part of this project and has not been reviewed.

Parking is shown abutting the northern property line. Car lights shining from the parking lot could cause glare on adjacent residential property. Staff recommends a condition the installation of a 6-foot, sight-obscuring fence, or planting trees that are a minimum of 6 feet high at sufficient intervals, so as to block glare from headlights, along the northern property line adjacent to the parking area. Where the fence will be within 20 feet of the travel way of Riverside Drive, it can only be 4 feet high per CBJ § 49.25.430 (4)(L).

Noise – Noise is not expected to be of concern. The site is over 2 acres. CBJ has noise regulations for commercial and industrial areas in Title 4 but does not include specific performance standards for noise in residential districts. Indoor church services are generally quiet with some singing with a piano during Sunday services. Other noise that is related to church activities is the Summer Vacation Bible School. Vacation Bible School is held for one week in the summer Monday-Friday from approximately 9:30am – 12:00pm. The site is approximately one-quarter mile from Mendenhall River Elementary School and Melvin Park, both of which host outdoor activities that create more noise than is to be expected from a church where the primary activity takes place inside a building.

Public Health or Safety - The structure meets all zoning requirements for height and setbacks and will meet all applicable building code requirements for fire safety. Fire vehicle access to the property will be via city rights-of-way. Access to the project has been sited appropriately to create an intersection with the street across Riverside Drive. No public health or safety concerns have been raised by this proposal.

Lighting – Lighting will be needed for safety and security. Staff recommends the following condition:

Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department

Habitat - The project has been designed and the building located in such a way as to not impact the flood plain or the 50 foot no development zone per CBJ §49.70.310(a)(4) and a 25 foot no disturbance zone per CBJ §49.70.310(b)(1).

Property Value or Neighborhood Harmony - Available evidence indicates that property values will not be affected and the proposed use is in harmony with the surrounding neighborhood.

Conformity with Adopted Plans - Avoiding residential land use conflicts is a priority of the residents of CBJ. A church in a residential zone has the potential for a wide array of negative impacts to the neighborhood. In the CBJ Comprehensive Plan, the residents of CBJ have expressed concerns regarding land use conflicts.

Policy 10.4 It is the policy of the CBJ to minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.

Implementing Action

10.4.IA2 Maintain and consider enhancing Title 49 Land Use Code requirements for buffering and screening between residential and commercial/industrial uses and careful review of site development plans. Great care should be taken to incorporate design features, materials and good neighbor operating practices into the non-residential development permit in order to mitigate potential adverse noise dust, odor and glare impacts to adjacent residential neighbors. Such operating practices should be incorporated as conditions of any permit for non-residential land use located within 200 feet of a residential use or neighborhood.

The Conditional Use permit process provides a platform for neighborhoods to have a voice about uses that may impact their neighborhoods. Conditional Use permits allow for community input, which results in practical permit conditions. Granting a Conditional Use permit for a church in a residential district, with appropriate conditions, is consistent with the 2008 CBJ Comprehensive Plan.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section _____ for the _____ zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the [date] and [date] issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. Based on the above analysis the proposed development, with conditions, will not endanger the public health and safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Based on the above analysis the use, with conditions, will maintain values and will be in harmony with the neighboring area.

6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Yes. As discussed above, the proposed development is in general conformity with the land use plan, particularly Policy 10.4 and Implementation Action 10.4.IA2.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. *Will the proposed development comply with the Juneau Coastal Management Program?*

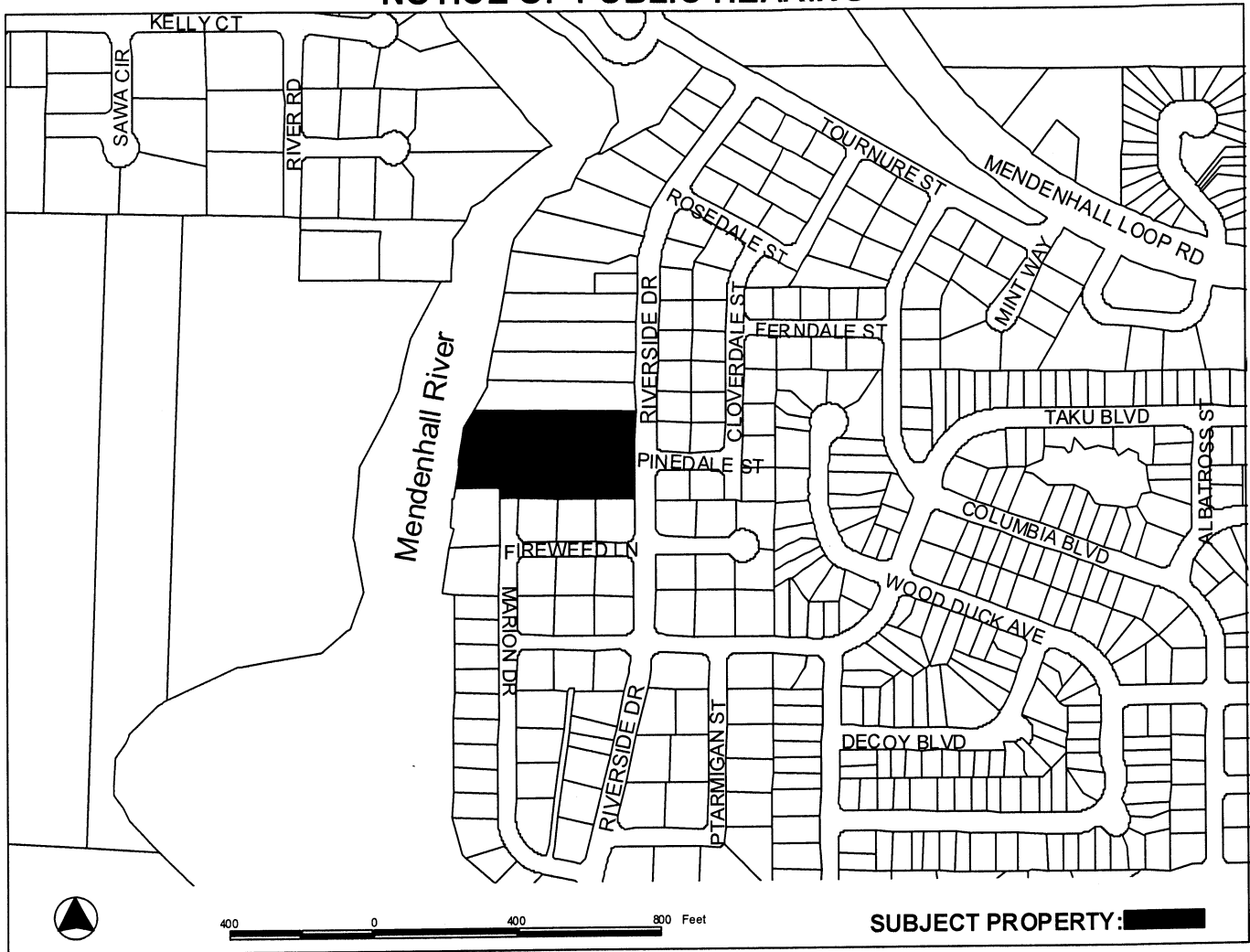
Yes. This proposal does not need to go through the Alaska Coastal Management Program review. This property does border Mendenhall River and is subject to a 50 foot no development zone per CBJ §49.70.310(a)(4) and a 25 foot no disturbance zone per CBJ §49.70.310(b)(1).

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 3,500 square foot church in a D-15 zoning district. The approval is subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department.
2. Prior to the final certificate of occupancy the applicant will install 6-foot, sight-obscuring fence, or plant trees that are a minimum of 6 feet high at sufficient intervals so as to block glare from headlights, along the northern property line adjacent to the parking area. Where the fence will be within 20' of the travel way of Riverside Drive, it can only be 4' high per CBJ § 49.25.430 (4)(L).
3. In addition to the landscaped areas shown on the site plan submitted with the project application, an additional [number] square feet of vegetative cover (at a minimum) shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the proposed structure.

NOTICE OF PUBLIC HEARING



PROPOSAL: Construct a 3,500 square foot church.

<p>FILE NO: USE2012 0021</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Jan 08, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: BETHANY BAPTIST CHURCH</p> <p>Property PCN: 5-B25-0-151-002-1</p> <p>Zoned: D15</p> <p>Size: 2.67 acres</p> <p>Owner: BETHANY BAPTIST CHURCH</p> <p>Site Address: RIVERSIDE DR</p> <p>Accessed via: RIVERSIDE DR</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at beth_mckibben@ci.juneau.ak.us or at 586-0465.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

DEVELOPMENT PERMIT APPLICATION

Project Number USE20120021	CITY and BOROUGH of JUNEAU	Date Received: 11/5/12
Project Name (City Staff to Assign Name)		

INFORMATION

Project Description Build a Church on Riverside Property		
PROPERTY LOCATION		
Street Address RIVERSIDE DRIVE	City/Zip JUNEAU, AK 99801	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) RIVERVIEW ACRES LOT 14A		
Assessor's Parcel Number(s) 5B2501510021		
LANDOWNER/ LESSEE		
Property Owner's Name BETHANY'S BAPTIST CHURCH	Contact Person: REV. DEAN BLOOD	Work Phone: 360-6033
Mailing Address POB 32877, JUNEAU AK 99803	Home Phone: 523-7770	Fax Number:
E-mail Address BLOODLINE@ALASKA.COM	Other Contact Phone Number(s):	

PROJECT / APPLICANT

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:		
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.		
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
<input checked="" type="checkbox"/>	REV. DEAN BLOOD (PASTOR)	Nov. 1, 2012
	Landowner/Lessee Signature	Date
<input checked="" type="checkbox"/>		
	Landowner/Lessee Signature	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below		
Applicant's Name SAME	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	
<input checked="" type="checkbox"/>	REV. DEAN BLOOD	Nov. 1, 2012
	Applicant's Signature	Date of Application

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS

	Permit Type	***SIGN	Date Received	Application Number(s)
<input checked="" type="checkbox"/>	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	Yes	11/5/12	USE 20120021
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			
***Public Notice Sign Form filled out and in the file.				
Comments:				Permit Intake Initials TC/EE

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number <u>USE 20120021</u>	Project Name (15 characters)	Case Number	Date Received <u>11/5/12</u>
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 5.200

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL? NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S): _____

PROPOSED USE OF LAND OR BUILDING(S): _____

UTILITIES PROPOSED: WATER: Public On Site SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 116,136 square feet Total Area of Existing Structure(s) _____ square feet
 Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING:

- Existing to remain No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input type="checkbox"/> Proposed Vegetative Cover | |

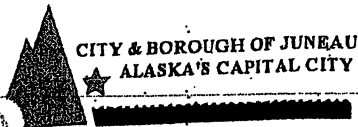
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees			
Admin. of Guarantee			
Adjustment			
Pub. Not. Sign Fee			
Pub. Not. Sign Deposit			
Total Fee	<u>CCARD</u>	<u>211132</u>	<u>11/5/12</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM



Public Notice Sign Lease Agreement

Community Development Department

Case # USE 2012 0021 Sign # _____ Hearing Date: 11/13/12
 Assessor's Parcel # SB2501510021 Check # CCARD Receipt # 2110132
 Applicant: Bethany Baptist Church Phone #: 907 360-6083
(please print)
 Application Received by: E. Eskelin Date: 11-5-12
(CDD staff initials/name)

I, Julie A. Blood, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

CHARGE: \$50 Preparation Fee
 \$100 Refundable Deposit

RETURN TIME: The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

PENALTIES: The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

POSTING REQUIREMENTS:

- The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- The sign must be clearly visible and readable from a public Right-of-Way.

Julie A. Blood
(Applicant Signature)

11/13/12
(Date)

Sign Received by: _____ Date: _____ Staff Initials: _____

Sign Returned by: _____ Date: _____ Staff Initials: _____

REFUND INFORMATION:	Receipt Number: _____
Amount Refunded: _____	Method: _____ Date: _____ Staff Initials: _____
Refund Received by: _____	/mailed to: _____

Bethany Baptist Church
8493 Forest Lane
P. O. Box 32897
Juneau, AK 99803

November 01, 2012

Dear City Borough of Juneau,

I am writing this letter regarding a "Conditional Use Permit" {49.15.330}. Upon our per-application meeting held on Aug. 22th. 2012, some questions were asked of us to comment on regarding certain areas of clarification. I hope that this letter satisfies the committee's concerns and that the supporting data provides a visualization of our response.

Project Site:

The site on Riverside Drive, Riverview Acres Lot 14A, was purchased in March of 2002 for the purpose of developing a church building for Bethany Baptist Church. The site, at this present time, is large gravel lot with some shrub overgrowth. Years ago the site was once used as a gravel pit providing materials to construct road surfaces. Since then approximately 10,000 cubic yards of clean fill has been brought in to bring the land up to developable conditions. We are looking to erect a church building that will provide Biblical guidance and beautification to the community. The building concept plans are enclosed in this narrative, which I hope you see will bring ascetics, value and usefulness to the community. Our plan is to construct a 3,500 sq. ft. single story building, with a parking capacity of 30 spaces (city required plus some). Our goal is to be an outreach and help in the community, providing support and help to Juneau.

We ask for your approval of a "conditional use permit" so that we can build a church building on our Riverside property. Over the past twenty years Bethany Baptist Church has helped many families in this community find hope and help, and we look forward to expanding this ministry on Riverside Drive.

Project Design:

It is our goal at Bethany Baptist Church to organize and build a place of worship for those who desire to learn about God's Word. It is also our goal to offer spiritual guidance to those in our community who are struggling in life's battles.

The church building will be used for the following reasons:

1. Regular services. Sundays: Sunday school 9:30a.m.; Morning worship 10:45a.m.;
Evening service 6:00p.m.
Wednesdays: Bible study, Youth Group 7:00p.m. to 8:00p.m.

2. Once a year we hold a Vacation Bible School program for five days and invite the neighborhood kids in for a time of Bible stories, games & snacks. (In the month of July)
3. We, on occasion when needed, hold funeral services, wedding ceremonies, and special events.

The church building will be designed to provide a spiritual rescores for those in our community. Several families have already ~~have~~ called upon us for help either financially, spiritually, relationally, emotionally, and physically over the past several years. We consider it a privilege to serve Juneau in these areas of life. Our goal is to see God glorified, families' reunited, healthy relationships established, and kids trained to become upstanding leaders in our community.

Our involvement within the community also entails helping those who are struggling with life's addictions in relation to drugs or alcoholism. We have provided support to those who have had run-ins with the local law enforcement, plus guide several youth who have had behavioral problems. We enjoy working alongside the state, hospital and prison facilities in the areas of rehabilitation, counseling and community service mandates. Our purpose is to help those who are less fortunate get a grip on life and get back on track to becoming upright citizens of Juneau.

Public Health & Safety:

A church should always contribute to the health and safety of a community and we have done just that over the past twenty years. Many individuals have come and gone from our doors a changed person. Whether it is from the ringing of wedding bells when a couple is joined together in holy matrimony or the reading of one's final epithet, we (as a church) should be there for our community.

Our primary purpose in the community is not to just see people helped temporarily, but it is to introduce them to the creator of the universe, so that they may accept Him as their personal Savior. We find it our duty to be a servant to our community, providing those with free biblical guidance that will help them conquer or overcome life's problems, as well as prepare them eternally.

We provide many services to the community, which often entail the use of our facility resources.

1. Counseling: To those who are struggling with: Marriage, Drug/Alcohol addiction, Sickness, Loss of Spouse or Child, Job stress, Finances, and the list goes on.
2. Bible Studies/Services: Ladies groups, Men's groups, Children's groups, Youth Camp, Retirement Home services.
3. Support: To those who have been arrested for crimes, the homeless, abused and victimized.

As we serve people our desire is to provide a place and the service that will be healthy to our community and offer a haven of safety to individuals in Juneau. At this time we are meeting in a school building until we can build a regular church building on Riverside Drive.

Property Value:

The question has been asked, "What kind of impact would this building have upon the value of surrounding properties". The construction of the building will add value to the neighborhood. We are designing a building that "fits" Juneau's natural beauty and the subdivision surrounding it. We are spending considerable time and finances to make it eye-appealing and welcoming. The building and grounds will be well maintained in such a way that it reflects a positive appeal to those in the area and to those who pass by.

We strive to keep peace within the neighborhood and will use and maintain the property in such a way that it keeps a positive relationship with in the community. The church building will remain unused for most of the time during the week, which is far less usage then if it were a typical business or household. The Pastor's study is at his own residence, which means that the building remains quiet, without traffic throughout the week except for regular service times and special events.

Noise:

This is a church and there will not be a bell up or have a P.A. system set up outside. Our aim is to remain quiet and unnoticed by any neighboring property. Inside we will have a sound system for speaking and special music, but we will not be holding any concerts of any kind. The main reason for our sound system will be for the hearing impaired. During vacation Bible school for a few days of the year we will have kids playing outdoor games, but they will be well supervised.

At service time, everyone is to remain quiet except for those who are teaching. We do have a piano and sing for about twenty minutes each week, but the music would be no louder than that of someone's stereo system playing at a normal volume inside their home. The greatest "noise" concern would be when the people are talking together as they leave to go home. We do monitor the kids and expect them to respect the property and not mistreat it or tear around on it when they are there.

Traffic:

We have submitted a layout of our parking and circulation plans. This layout provides far more parking than what we intend to use. The number of cars coming and going will only be for services on Sundays and Wednesday evening, they will all be arriving at the same time and leaving the same. At this time we have approximately 15 cars coming for services, at full capacity there will be no more than 30 vehicles. Traffic will be at a minimum due to our usage of the building.

Water Drainage:


There is a drainage system already installed on the property and will keep all water from flowing onto neighboring properties. Plot layout shows the location and path of drainage. The property has ample space for snow storage and melt. We will submit a storage site for snow if City requests one.

Conclusion:

I ask that the City of Juneau consider granting us a Conditional Use Permit located on, Riverside Drive, Riverview Acres Lot 14A. We are looking forward to working with the city in the development of this property and trust that it will be a great benefit to the city and community.

Thank you for your time in considering our proposal of a Conditional Use Permit.

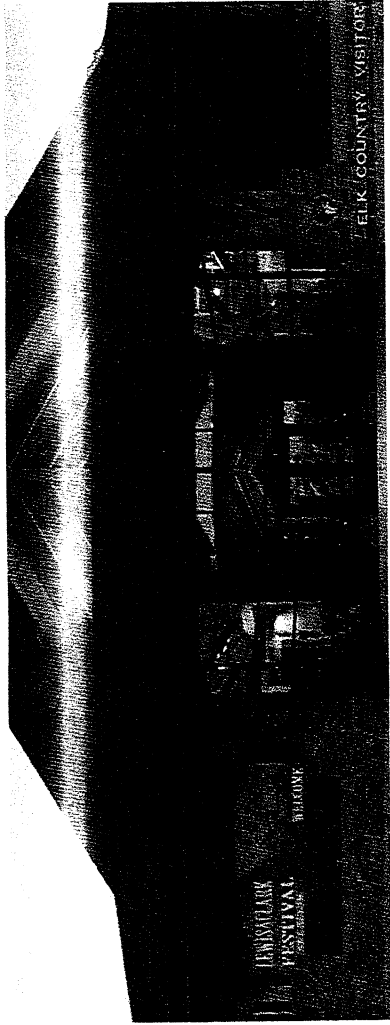
Respectfully Submitted;
Bethany Baptist Church


Rev. Deah C. Blood
{Missionary/Pastor}

COMPLETE HEAVY TIMBER PACKAGES

GLULAM + PARALLAM + SOLID SAWN

TRUCK OF
BUILDING →



- 01** 3D modelling linked to 5-axis robotic technology eliminates errors and assures a high quality product.
- 04** Choice of finish provides the look you want, from classic smooth to a rustic finish that resembles solid timber.

- 02** Premium fibre from sustainably managed forests offers a beautiful renewable building material.

- 03** Melamine glue creates aesthetically superior beams with virtually invisible lamination lines.

- 05** Complete heavy timber packages are designed and fabricated for a perfect fit and rapid assembly.

- 06** Technical support from start to finish helps you bring your design to reality.

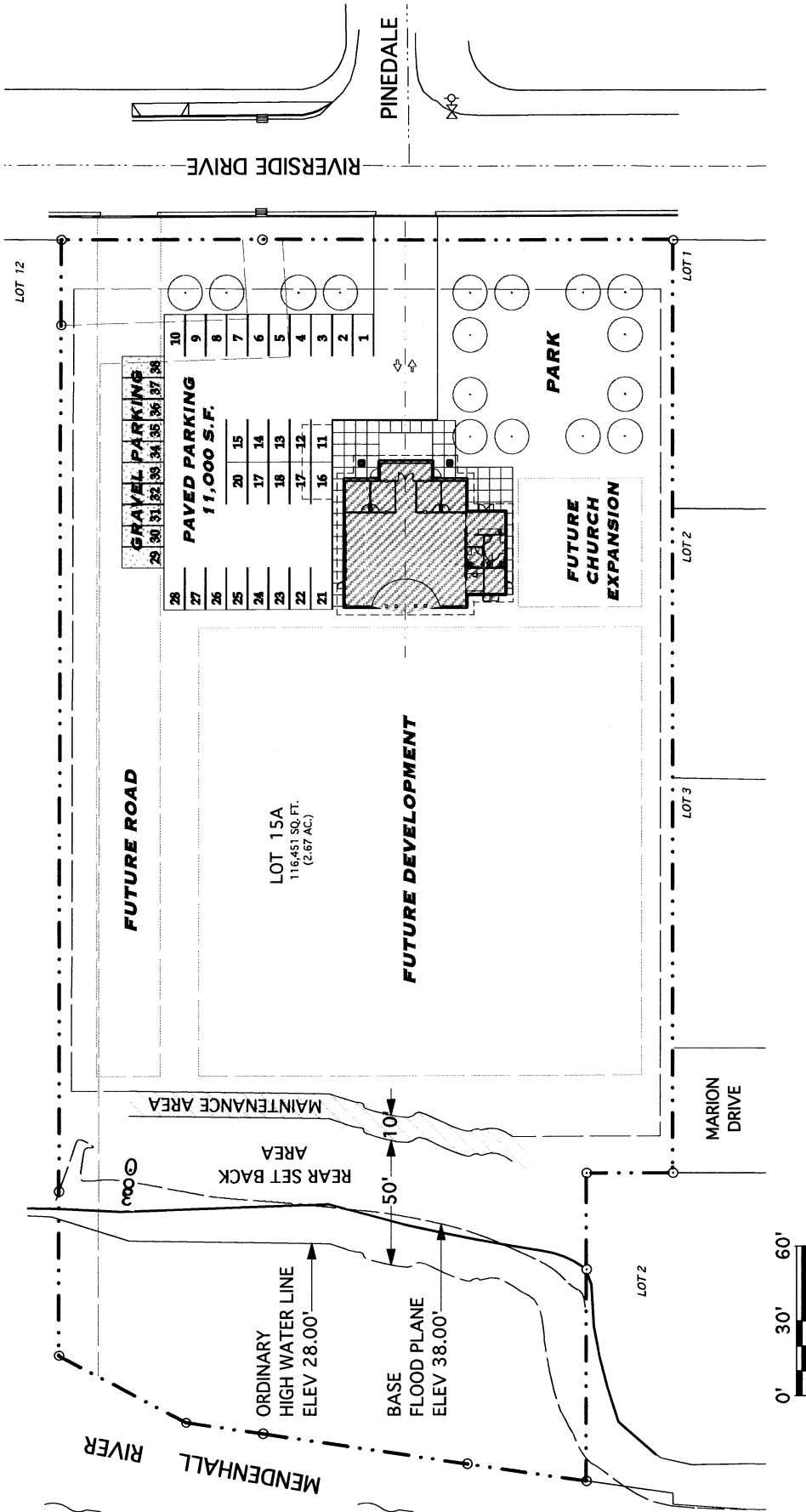
More than a museum, the Rocky Mountain Elk Foundation Visitor Centre offers an experience like no other, exploring the beauty, diversity and importance of elk country. Rustic, natural, the pairing of untouched log columns with the new technology of Parallam trusses, beams and columns brings the wild landscape of Montana, indoors.

Our company + our technology

For over 45 years, Structurlam Products Ltd. has been a premier supplier of heavy timber packages. Working closely with architects, designers, engineers, and contractors, Structurlam provides precision shop drawings using leading edge 3D CAD software specifically produced for the timber industry. These drawings are directly linked to our European CNC machines and North America's only 5 axis Cremo. Wood members are pre-cut and combined with steel connectors for a complete package that is not only aesthetically stunning, but cost effective. No job is too complex – Structurlam will fabricate whatever you envision.

Structurlam Products Ltd. 2176 Government Street Penticton, BC Canada V2A 8B5 t: 250.492.8912 f: 250.492.8912 e: sales@structurlam.com	USA Office Kris Spickler 4120 Douglas Blvd, #306-502 Granite Bay, CA 95746 t: 916.797.5588 f: 866.801.1654 e: kris@structurlam.com
--	--





A PLAT OF
LOT 15A, RIVERVIEW ACRES
 A RE-PLAT OF
 LOTS 13 & 14, RIVERVIEW ACRES, AND
 LOT 1, LINDS OASIS,
 WITHIN U.S. SURVEY NO. 2080
 JUNEAU RECORDING DISTRICT
 CITY & BOROUGH OF JUNEAU, ALASKA

Bethany Baptist Church ~ proposed site layout

RICH CONNEEN
 Architects LLC
 tel (907) 586-3180
 fax (907) 586-3182
 rich@richconneen.com

FLOOR PLAN
 (3,366 S.F.)

0 5' 10'
 SCALE: 3/16" = 1'-0"

DATE: 10-22-12
 SCALE: 1/8" = 1'-0"
A-1

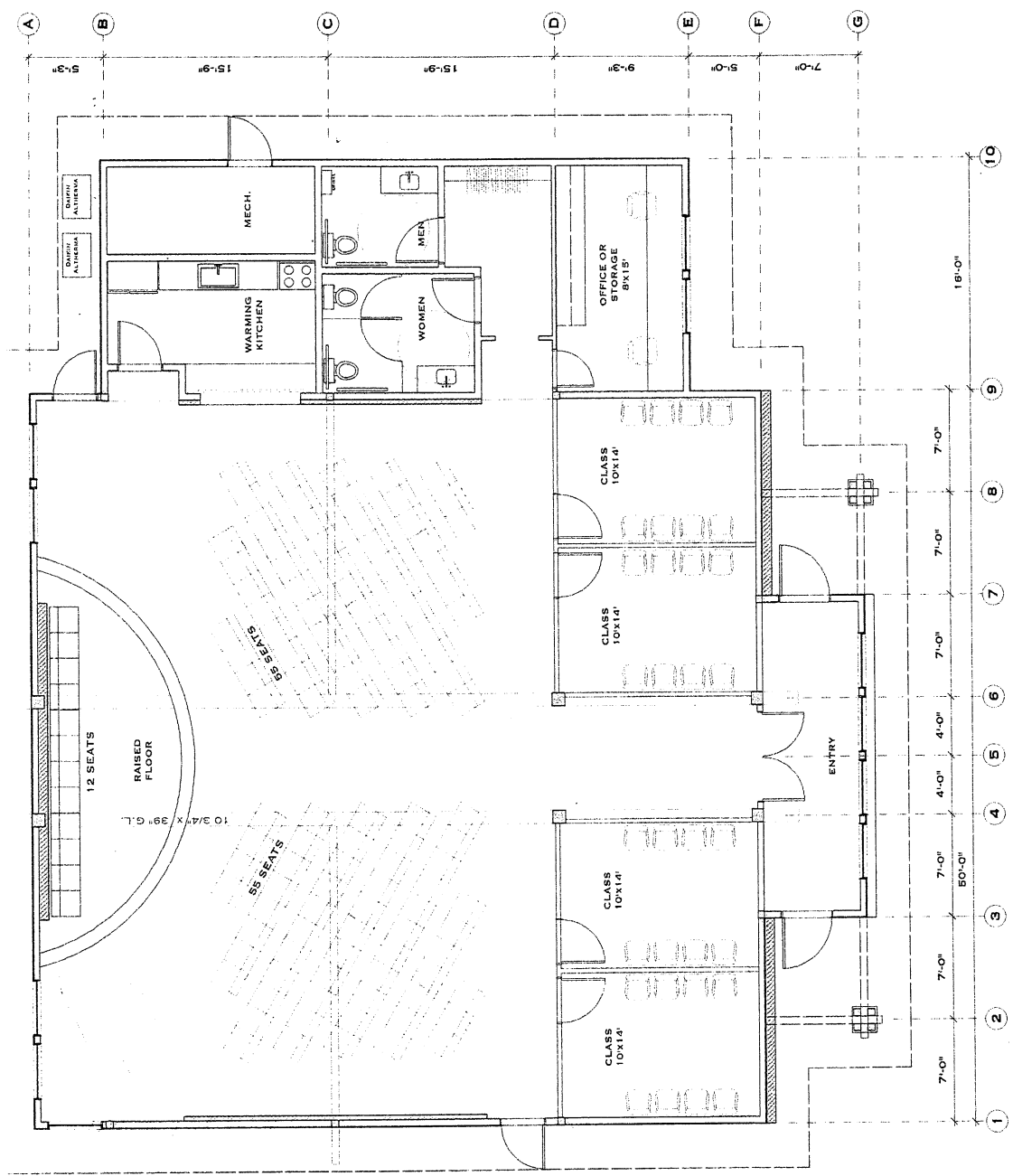
REVISION DESCRIPTION	DATE

Richconneen
 Richard D. Blod
 8001 Haystack Court
 Annapolis, MD
 21401-1110
 (410) 554-0182

PLAN - SCHEME 1

richconneen
 Architects LLC
 7041 N. Douglas Hwy.
 Annapolis, MD 21401
 T: (410) 554-0182
 F: (410) 554-0182
 E: rich@richconneen.com

DATE



richconneen
Architects LLC
2081 N. Douglas Hwy.
Annapolis, MD 21401
T: (410) 554-1180
F: (410) 554-3182
E: rich@richconneen.com

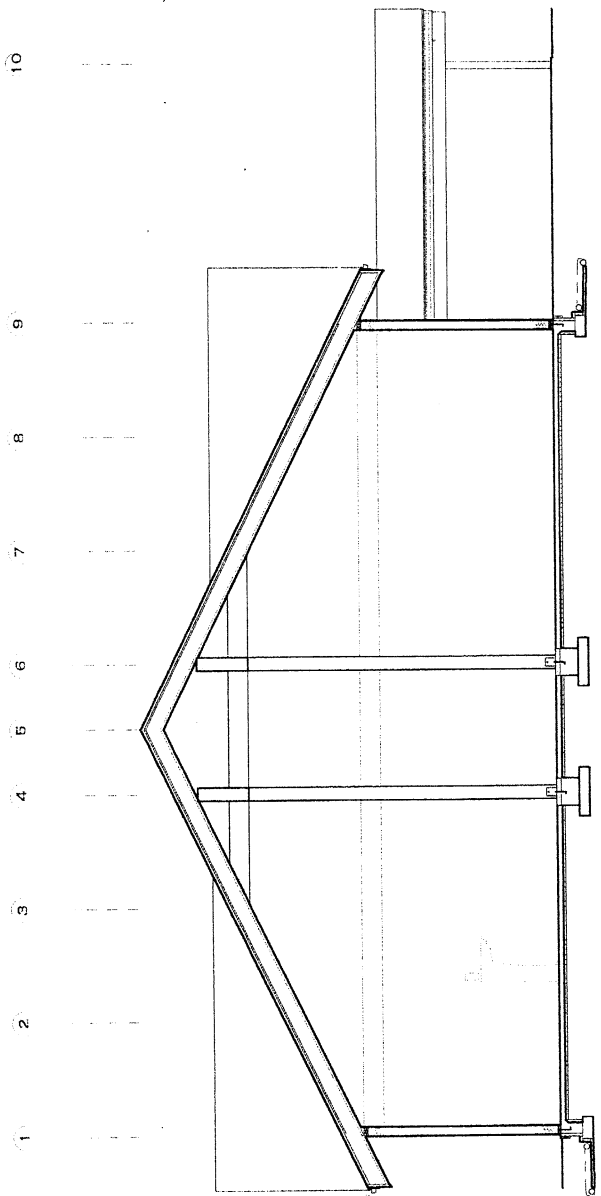
PROFILES

DATE



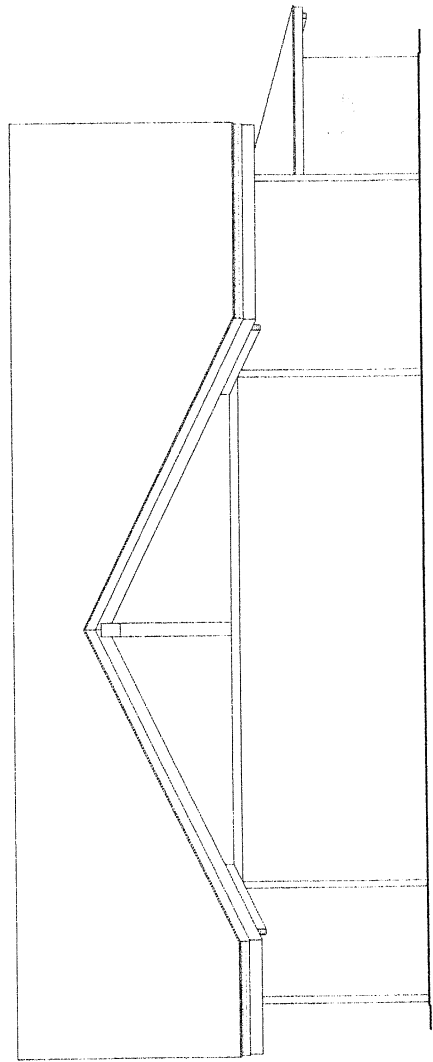
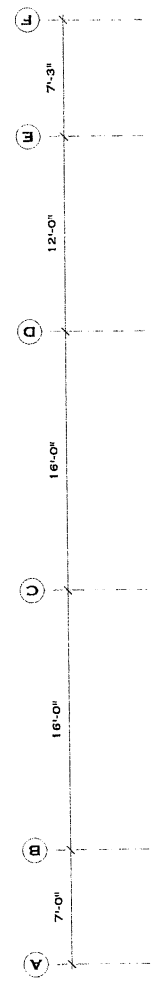
Contact: Dan Blund
10000 Woodmont Court
Arling, VA
(978) 532-7770
(978) 502-2033

DATE:	10-22-12
SCALE:	3/16" = 1'-0"
REVISION DESCRIPTION	DATE



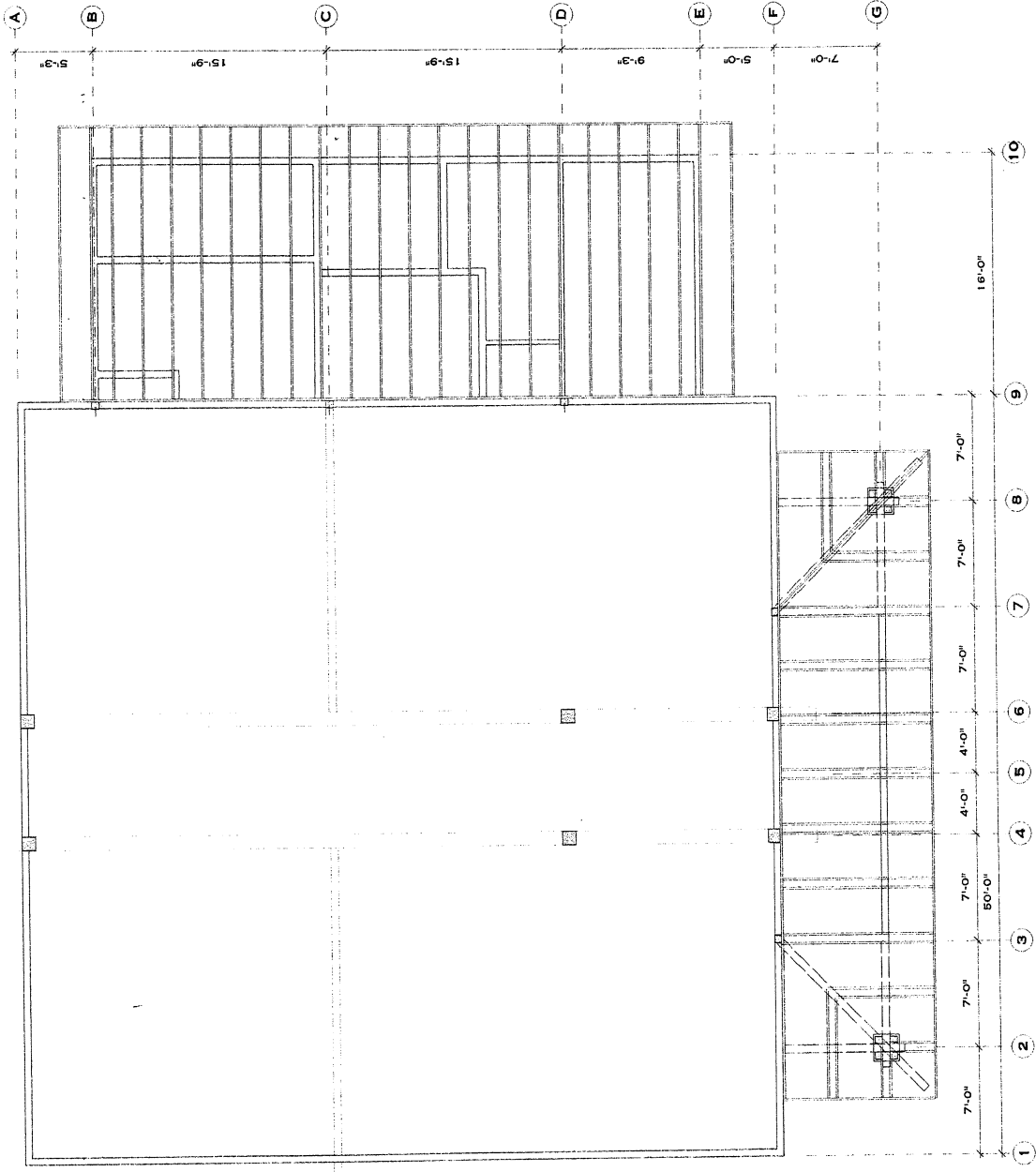
0 5' 10'
SCALE: 3/16" = 1'-0"

SECTION



0 5' 10'
SCALE: 3/16" = 1'-0"

ELEVATION



LOWER ROOF FRAMING

richconneen
Architects LLC
7081 N. Douglas Hwy.
Anniston, AL 36801
T: (202) 566-3180
F: (202) 566-3182
E: rich@richconneen.com

DATE



Project: Pine Bluff
9001 Highway 68
Anniston, AL
36810-3300
(202) 566-3182

REVISION/DESCRIPTION	DATE

DATE: 10-22-12
SCALE: 1/8"=1'-0"
S=2

0 5' 10'
SCALE: 3/16" = 1'-0"

FLOOR PLAN
(3,812 S.F.) • 132 OCCUPANTS

richconneen
Architects LLC
7081 N. Douglas Hwy.
Jamaica, NY 11450
T: (907) 586-3180
F: (907) 586-3182
E: rich@richconneen.com

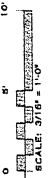
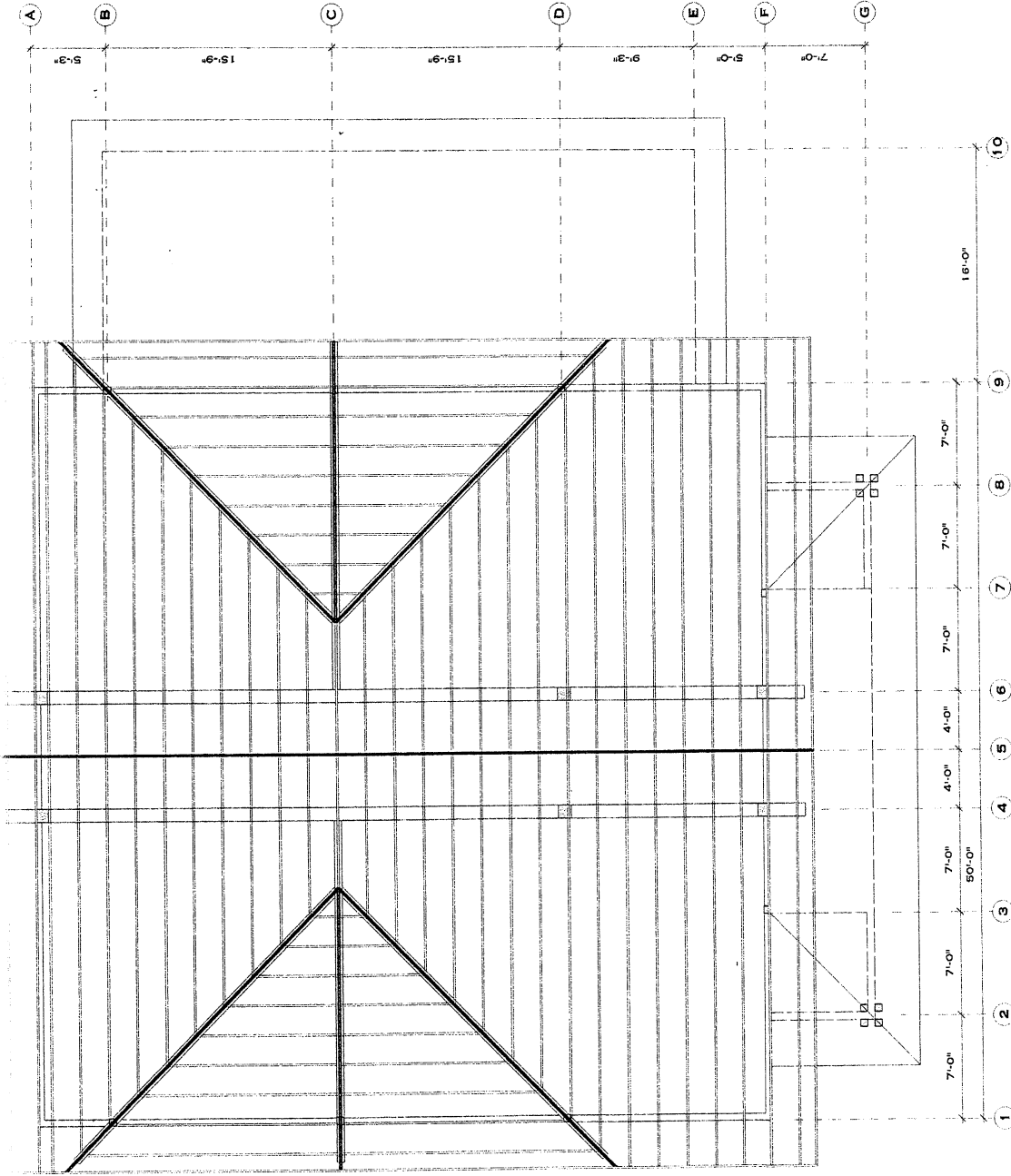
MAIN ROOF FRAMING

DATE:

Smart Climate
Climate Control
80014, 1st Floor
Jamaica, NY
(807) 523-7790
(807) 586-6831

NO.	DESCRIPTION	DATE

DATE: 10-22-12
SCALE: 3/16" = 1'-0"



FLOOR PLAN
(3.215 S.F.) = 132 OCCUPANTS

HydraCon Engineering, LLC

Hydrologic/Hydraulic Engineering Services

9101 Wolfram Way

Juneau, Alaska 99801-8767

Phone (907) 789-9872

Fax 907) 789-0901

Email: griggsdeana@hotmail.com

FACSIMILE COVER PAGE

CBJ Carl Beck	Fax: 586-3365	From: Dean Griggs, P.E.
DNR Jackie Timothy	Fax: 465-4759	Fax: 907-789-0901
CZM L. Marshall	Fax 465-3075	Tel: 907-789-9872
		SUB: Mendenhall River Section 404 Permit
Sent: 12/16/2004		Pages (including this page) 3

MESSAGE:

Application drawing corrections.

25 cubic yards of unclassified fill on page 1 of the application drawing should read 225 cubic yards. The application forms should reflect this corrected figure.

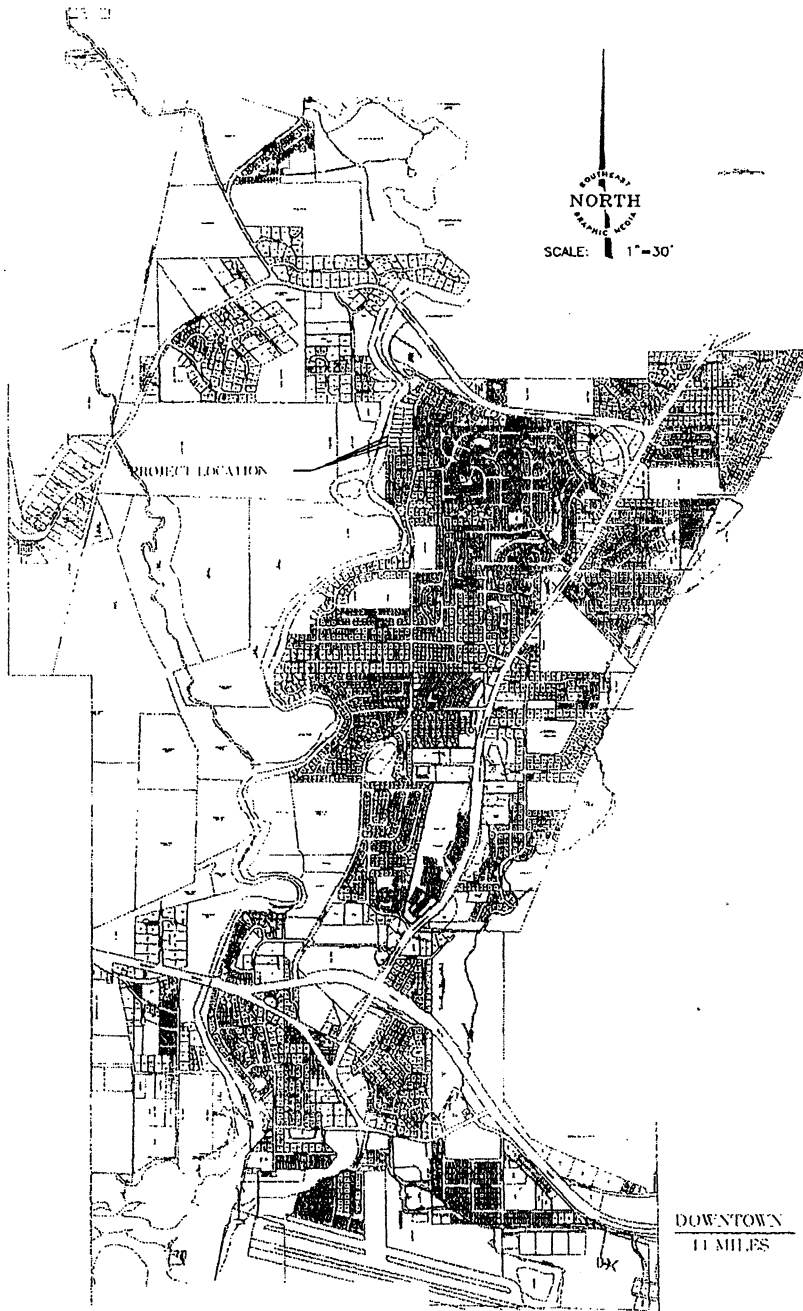
Sheet 1 of 3 on sheet 3 should read sheet 3 of 3.

See attached revised sheets.

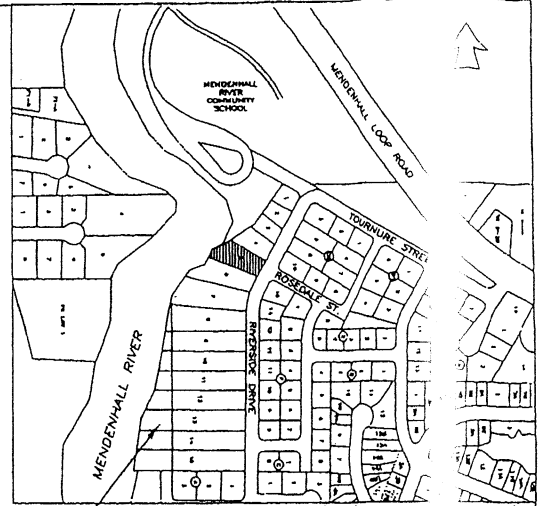
Please destroy replace the incorrect pages.

Please contact me at the above telephone numbers or addresses if you have any questions.

Dean Griggs, P.E.
Project Engineer



MENDENHALL VALLEY - JUNEAU, ALASKA



SOURCE: C.B.J. BASEMAP SERIES (M-4) - SCALE = 400'
 VICINITY MAP
 JUNEAU B-2 COPPER RIVER
 MERIDIAN T40S R65E SECTION 14
 FISH STREAM #111-50-1-500

Project Location
 4400 RIVERSIDE DRIVE

NOTES:

Approximately 200 LF of stream bank on the east bank of the Mendenhall River will be armored with 325 cubic yards of riprap, 135 square yards of filter cloth and 225 cubic yards of unclassified fill material. The above quantities will be machine- and hand-placed below Ordinary High Water (OHW).

The purpose of this project is to repair the stream bank and to protect private property.

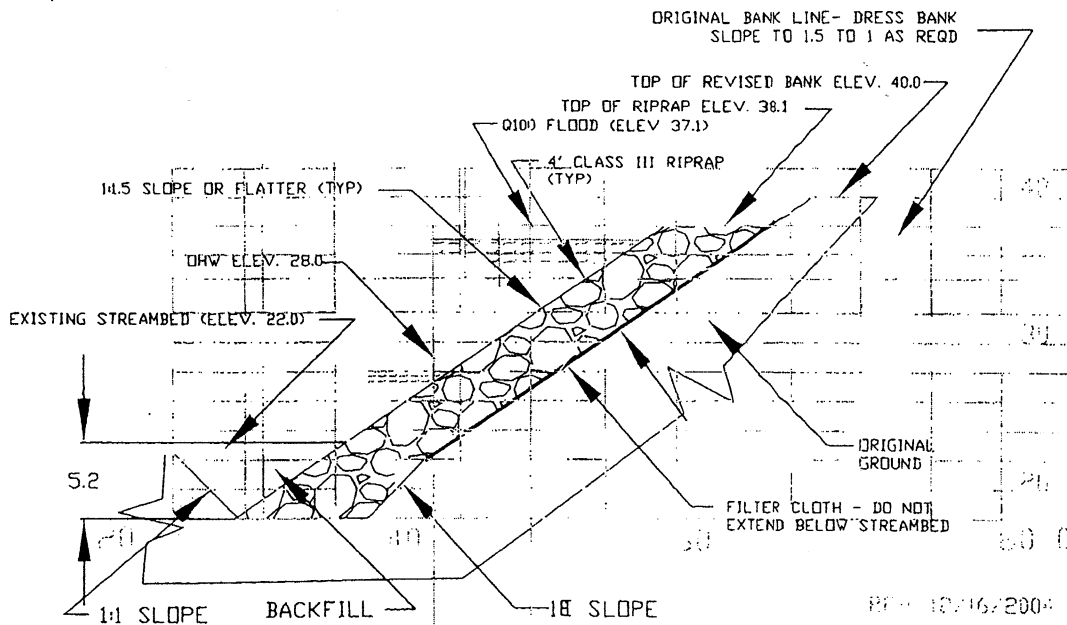
SHEET INDEX		LOCATION	PROPOSED BANK PROTECTION WITH FILL
SHT. NO.	DESCRIPTION		
1	LOCATION MAP		IN: MENDENHALL RIVER NEAR: JUNEAU, ALASKA APPLICANT: Rev John Bigelow PO BOX 82397 JUNEAU, AK 99803 DATE: DECEMBER 15, 2004 SHEET OF 3
2	PLAN VIEW		
3	TYP SECTION		

CONCRETE CULVERT OUTFALL BOX
 ATTACH TO EXISTING 18" DRAIN LINE
 NOTE: CULVERT MAY BE RELOCATED

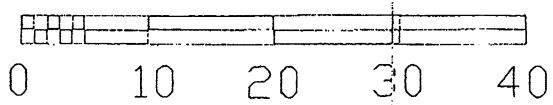
EXISTING 18" STORM
 SEWER OUTFALL LINE

ROUTE FILTER CLOTH
 LANDWARD OF CONCRETE
 OUTFALL BOX - DO NOT
 TEAR OR CUT FILTER CLOTH

SECTION B-B OUTFALL BOX INSTL



SECTION A-A TYPICAL SECTION



REV 12/16/2004

PROPOSED
 BANK PROTECTION
 WITH FILL
 IN: MENDENHALL RIVER
 NEAR: JUNEAU, ALASKA
 APPLICANT: Rev John Bigelow
 PO BOX 82397
 JUNEAU, AK 99803
 DATE: DECEMBER 15, 2004 SHEET 3 OF

MARCH 2002 10647



CITY AND BOROUGH OF JUNEAU
ENGINEERING DEPARTMENT

FAX

To: **Mike Scott**
Title: **Street Superintendent**
Company: **Department of Public Works**
Date: **February 25, 2002**
Fax #: **586-5364**
Subject: **Drainage Revision, N. Riverside Drive**
Number of pages including this cover sheet: **two**

There is a proposed building application for lots 13, 14, and 15 of Riverview Acres that, if approved, would require the relocation of the existing outfall drain pipe.

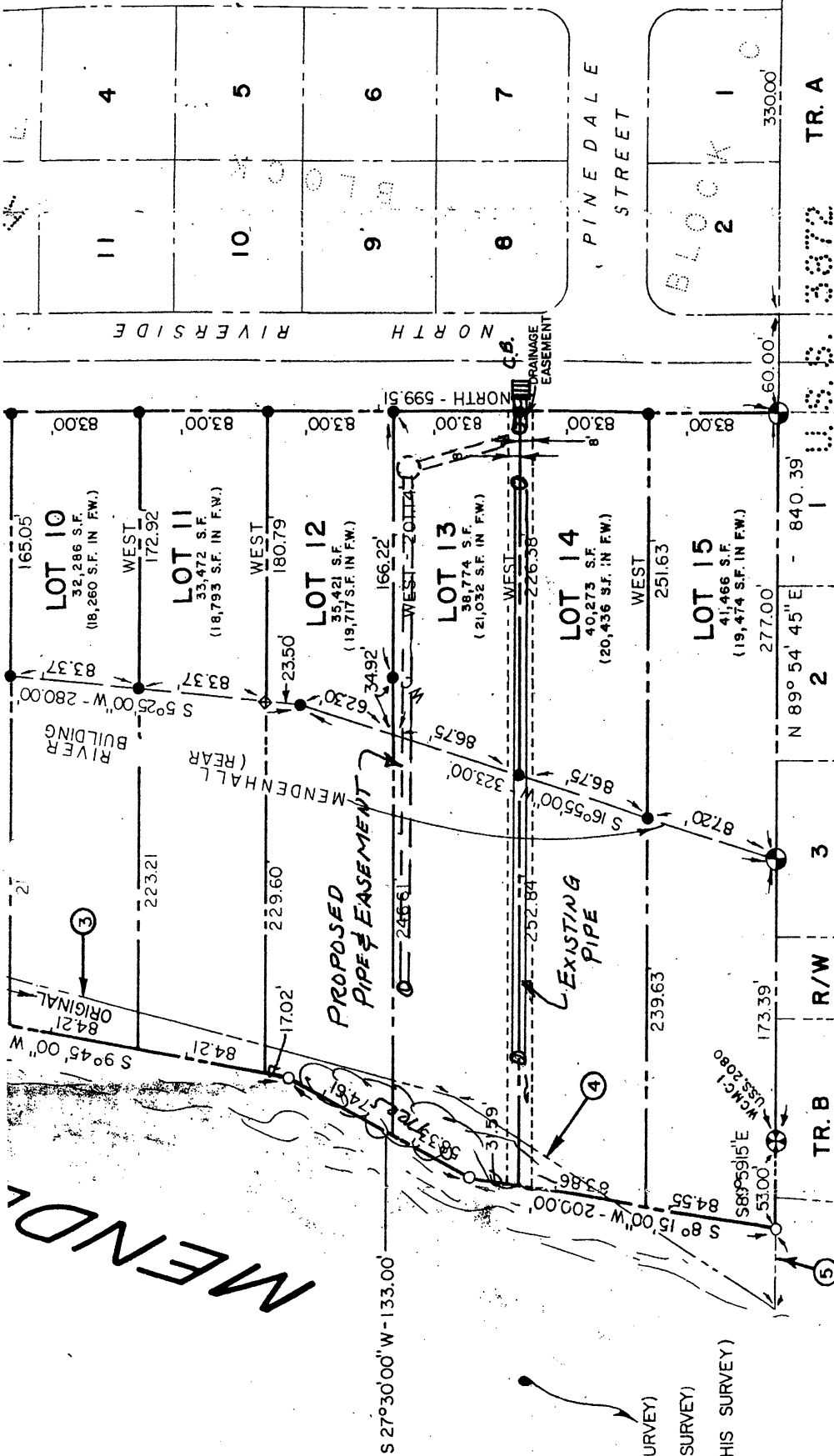
Do you have any thoughts or comments on the proposed relocation? See attached map.

Thanks... Terry

From the desk of...
Terry Brenner, P.E., L.S.
Chief Regulatory Engineer
CBJ General Engineering Dept.
155 S. Seward St.
Juneau, Alaska 99801

Terry_Brenner@ci.juneau.ak.us
(907) 586-0881
Fax: (907) 463-2606

5-B25-U-151-002
003



**RIGINAL MEANDERS
VEY 2080**

00' W	-	165.00'
45' W	-	402.60'
00' W	-	442.20'
30' W	-	244.20'
IT	-	49.96'

NOT ADJUSTED FOR

PLS

MONUMENT (RECOVERED THIS SURVEY)

MONUMENT (ESTABLISHED THIS SURVEY)

MONUMENT (ESTABLISHED THIS SURVEY)

/ RIGHT-OF-WAY LINE

RIVERVIEW ACRES

A SUBDIVISION OF TRACT "D"

A RIVERDALE HEIGHTS SUBDIVISION

A FRACTION OF U.S. SURVEY NO.

WITHIN THE CITY & BOROUGH

JUNEAU, ALASKA

U.S.S. 3372 TR. A

U.S.S. 3372 TR. B

U.S.S. 3372 TR. C



FIGATE

THAT I AM PROPERLY REGISTERED AND
LICENSED SURVEYING IN THE STATE OF
THIS MAP REPRESENTS A SURVEY MADE
UNDER MY DIRECT SUPERVISION, AND THE MONU-
MENTS ACCURATELY EXIST AS DESCRIBED, AND
ALL OTHER DETAILS ARE CORRECT.

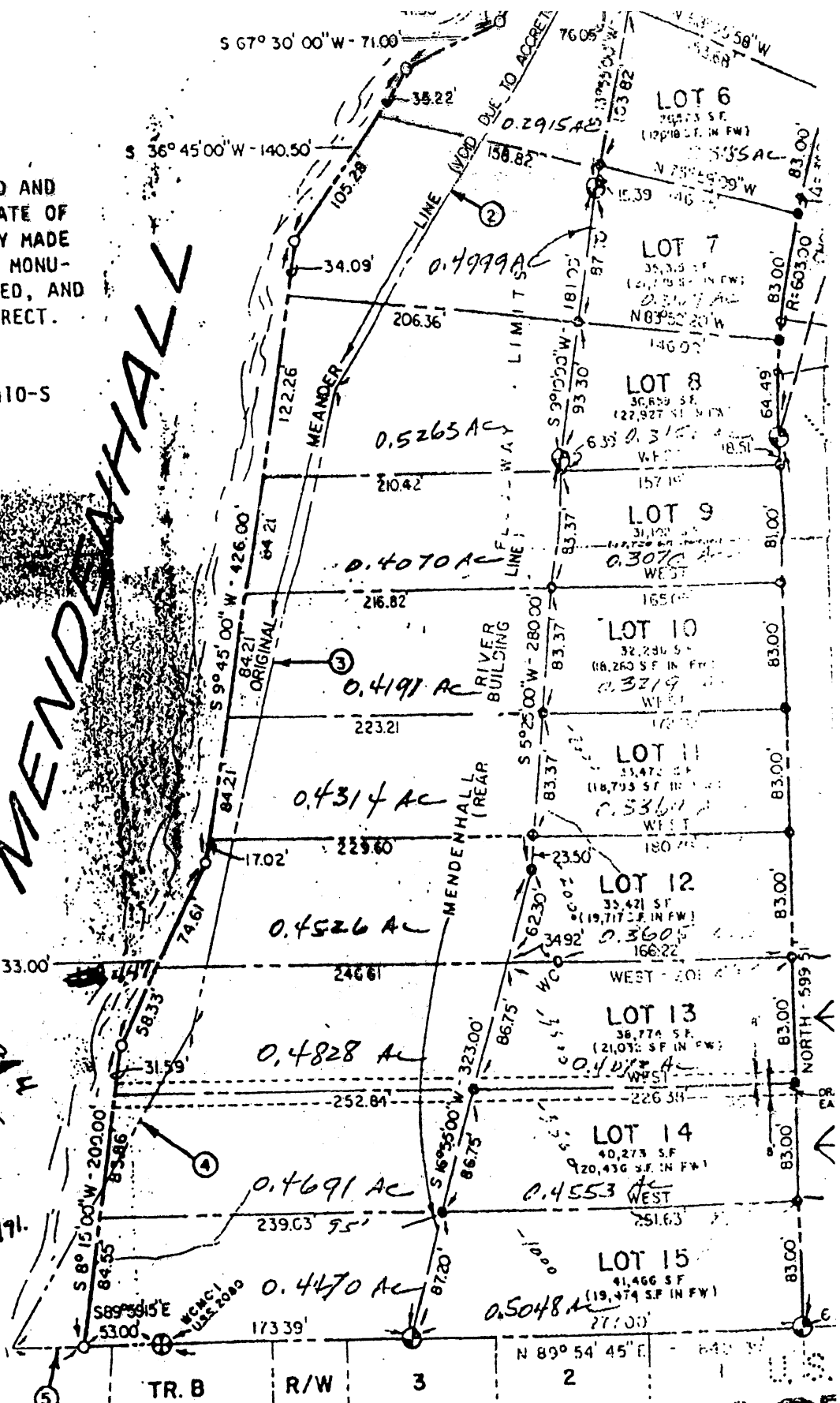
REGISTRATION NO. 1410-S

SURVEY

ORIGINAL MEANDERS	BY 2080
W	89.60
W	102.60
W	102.20
W	114.20
ADJUSTED R/W	139.6

- MONUMENT RECOVERED THIS SURVEY
- MONUMENT ESTABLISHED THIS SURVEY
- MONUMENT (ESTABLISHED THIS SURVEY)
- RIGHT-OF-WAY LINE

MENDENHALL



RIVERVIEW AC
A SUBDIVISION OF
RIVERDALE HEIGHTS S
A FRACTION OF 1/10 OF 1/4

Terry Brenner

From: Mike Scott

Sent: Wednesday, February 27, 2002 11:47

To: Terry Brenner

Subject: N Riverside drainage revision

Don't know that I see any particular problem with rerouting this culvert as long as all sections are accessible and easy to clean and installed professionally.

02/27/2002

Bethany Baptist Church
8493 Forest Lane
P. O. Box 32897
Juneau, AK 99803

January 04,2012

Dear Beth,

Thank you for all your hard work on this proposal. I have looked at the recommendations made by the Planning Commission and believe they are very reasonable requests. I actually would have included these items in a full plan, as we have already had discussion on them among ourselves. I thought these concerns would be covered later on in the plans...Sorry.

1. We will submit a lighting plan with the location and type of exterior lighting. In our building plans we have not penciled out our full electrical plans, but when we do they will include exterior lighting. The light glare will be very minimal if any to offsite properties. There is a large wooded area between the East and West neighboring properties, the South side is blocked by approximately a half acre of bushes and the Mendenhall River, the North side is Riverside Drive and we will plant a buffer vegetation zone. Lights will only be on during service hours.
2. We will develop a vegetation barrier along the northern property line to block headlights in parking area. Our plan is to plant trees and shrubbery along the line with a setback of 20' requested, with the requested 6' trees. Our desire is to beautify the Northern roadside edge with trees, as well as provide a headlight buffer requested. We can include this in our site plan update.
3. We will submit the square footage of natural vegetative coverage which exists on the property and that will not be disturbed. The plot of land we are developing is all gravel and there will not be any removal of any trees on the property. We will also include this update in our site plan when we submit it to the Community Development Department.

Again, thank you for all your work and recommendations.

Bethany Baptist Church (Pastor)

Dean Blood