

**PLANNING COMMISSION**

**NOTICE OF DECISION**

Date: January 10, 2013

File No.: USE2012 0021

Bethany Baptist Church  
PO Box 032897  
Juneau AK 99803

Application For: Construct a 3,500 square foot church  
Legal Description: Riverview Acres Lot 14A  
Property Address: Riverside Drive  
Parcel Code No.: 5-B25-0-151-002-1  
Hearing Date: January 8, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 4, 2013, and approved the construction of a 3,500 square foot church 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 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 be at the discretion of the Community Development Department.
2. Prior to the final certificate of occupancy, the applicant will install a 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 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.

Attachments: January 4, 2013, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2012 0021.

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.

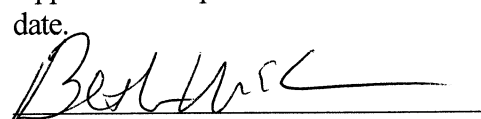
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030

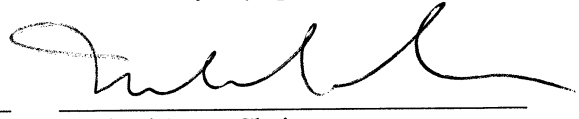
(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Commission, January 8, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or **July 8, 2014**, 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:

  
Beth McKibben, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk

1/14/13  
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.