



**PLANNING COMMISSION STAFF REPORT  
CONDITIONAL USE PERMIT USE2024 0016  
HEARING DATE: NOVEMBER 12, 2024**

(907) 586-0715

CDD\_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

**DATE:** November 4, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Ilsa Lund, Planner I *Ilsa Lund*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** The applicant requests to add a 3,956 square foot addition to an existing 3,574 square foot church facility.

**STAFF RECOMMENDATION:** Approval with conditions

**KEY CONSIDERATIONS FOR REVIEW:**

- A CUP was granted for this site in 2012 for a 3,500 sq. ft. existing church.
- The western property line extends into the Mendenhall River, an anadromous waterbody.
- The lot, zoned D15, is adjacent to a D5 zoning district, which effects the dimensional standards.
- A fence was constructed without required floodplain development review and must be relocated outside the 50 ft. no development setback.

**ALTERNATIVE ACTIONS:**

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is not required for this permit.

**STANDARD OF REVIEW:**

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.330
  - 49.25.300
  - 49.25.400
  - 49.80

GENERAL INFORMATION	
<b>Property Owner</b>	Riverside Baptist Church
<b>Applicant</b>	Riverside Baptist Church
<b>Property Address</b>	4395 Riverside Drive
<b>Legal Description</b>	RIVERVIEW ACRES LT 14A
<b>Parcel Number</b>	5B2501510021
<b>Zoning</b>	D15
<b>Land Use Designation</b>	MDR- Medium Density Residential
<b>Lot Size</b>	116,136 sq. ft./ 2.67 acres
<b>Water/Sewer</b>	City and Borough of Juneau
<b>Access</b>	Riverside Drive
<b>Existing Land Use</b>	TPU 5.200- churches, synagogues, temples
<b>Associated Applications</b>	USE2012 0021

**The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit.** A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

**SITE FEATURES AND ZONING**



SURROUNDING ZONING AND LAND USES	
North (D15)	Riverside Condominiums
South (D5)	Single-family dwellings
East (D15)	Riverside Dr. ROW
West (D15)	Mendenhall River Floodway

SITE FEATURES	
Anadromous	Yes
Flood Zone	Yes, Zone AE
Hazard	None
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/ Rural Mining District Map, Recreational Vehicle Park Area

**BACKGROUND INFORMATION**

**Project Description** – The applicant requests a Conditional Use Permit (CUP) for the development of a 3,956 sq. ft. addition to Riverside Baptist Church (Attachment A). The addition will house three (3) classrooms, an office, a nursery, restrooms, mechanical and electrical space, a storage room, and a multipurpose room.

Proposed weekly usage of the church property is Sunday (9:30 to 11:30 a.m. and 6:00p.m. to 7:00 p.m.), Tuesday (6:30p.m. to 7 p.m.), and Wednesday (7 p.m. to 8 p.m.) Other activities outside of regular hours will occur throughout the month such as game nights, Bible studies, and special events like weddings and funerals.

**Background** – This site, once used for gravel extraction, was purchased by Bethany Baptist Church in 2002 with the intent of building a church. In January of 2013, a CUP (USE2012 0021) was granted by the Planning Commission for the construction of a 3,500 sq. ft. church. Construction was completed in 2014, though a

Certificate of Occupancy was not sought or issued until 2024. In September of 2014, paperwork was filed with the State of Alaska changing the name of the institution from Bethany Baptist to Riverside Baptist.

Date	Item	Summary
1976	Plat	Original plat of Riverview Acres, a subdivision of Tract D of the Riverdale Heights Subdivision (Attachment B).
2004	Plat	A lot line adjustment affecting Lot 15 from the 1976 plat creating Lots 1 and 2 of Lind’s Oasis (Attachment C).
2005	Plat	A lot consolidation of Lots 13 and 14 of Riverview Acres and Lot 1 of Lind’s Oasis, creating Lot 14 A Riverview Acres where Riverside Baptist is currently located (Attachment D).
2013	Notice of Decision	CUP Notice of Decision (NOD) allowing the construction of a 3,500 square foot church with conditions (USE2012 0021) (Attachment E).
2013	NOD	CUP NOD for placement of a 5 <sup>th</sup> wheel trailer on site as a caretaker residence during construction of the church (USE2013 0009) (Attachment F).
2014	Articles of Amendment	Documents filed with the State of Alaska for a name change from Bethany Baptist to Riverside Baptist (Attachment G).
2016	Quit Claim Deed	Bethany Baptist to Riverside Baptist (Attachment H).
2024	CO	Certificate of Occupancy issued June 26,2024 (Attachment I).

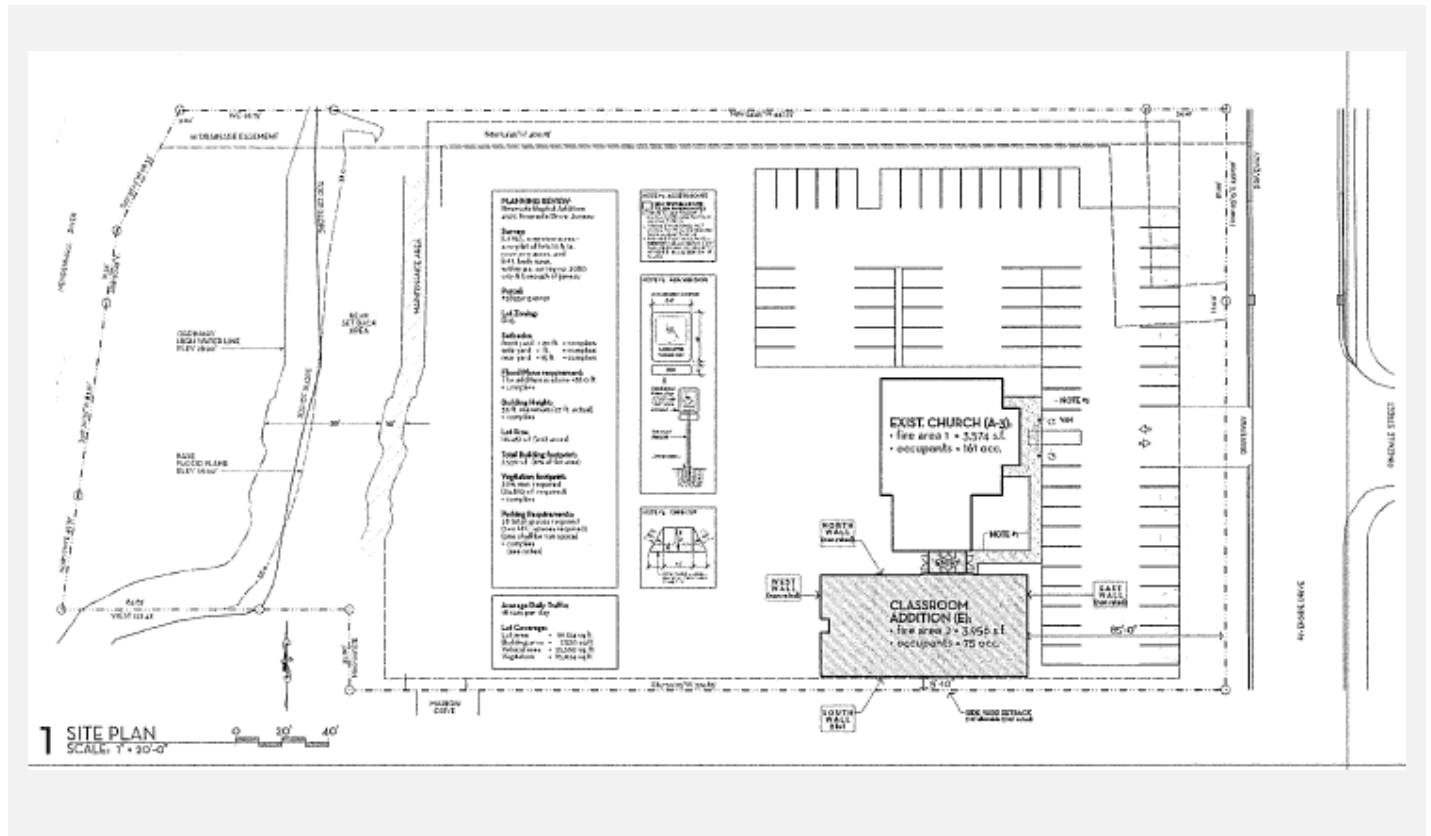
**ZONING REQUIREMENTS**

Standard		Requirement	Existing	Code Reference
<b>Lot</b>	Size	5,000 sq. ft.	116,136 sq. ft.	CBJ 49.25.400
	Width	50 ft.	252 ft.	CBJ 49.25.400
<b>Setbacks</b>	Front	20 ft.	88 ft.	CBJ 49.25.400
	Rear	50 ft. from anadromous stream	<b>~47 ft. (fence erected in 2024)*</b>	CBJ 49.70.330
	Side	5 ft. (N)/ 20 ft.(S) <sup>1</sup>	116 ft. (N), 58 ft. (S)	CBJ 49.25.400
	Street Side	13 ft.	N/A	CBJ 49.25.400
<b>Lot Coverage Maximum</b>		50%	5%	CBJ 49.25.400
<b>Vegetative Cover Minimum</b>		30%	~47%	CBJ 49.50.300
<b>Height</b>	Permissible	35 ft.	27 ft.	CBJ 49.25.400
	Accessory	25 ft.	<25 ft.	CBJ 49.25.400
<b>Maximum Dwelling Units (15/Acre)</b>		One (1) per lot	None	CBJ 49.25.500
<b>Use</b>		Multi-family Residential	Religious	CBJ 49.50.300

**\*Indicates a non-permitted activity that must be made compliant prior to the issuance of building permits.**

<sup>1</sup> In accordance with CBJ 49.25.400 Note No. 3, where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. Because the southern lot line abuts a rear yard in D5, a 20 ft. setback is required from this lot line.

**SITE PLAN**



**ANALYSIS**

**Project Site** – The site is located on 2.67 acres in a D15 residential zoning district on a lot that borders the Mendenhall River (an anadromous stream) and is accessed off Riverside Drive. The western lot line extends past the riverbank into the river and a portion of the lot is located within a floodway. In accordance with CBJ 49.70.310 (a)(4), there is a 50 foot no development setback from anadromous streams and, CBJ 49.70.310(b)(1) mandates a 25 foot no disturbance zone. GIS aerial imagery and a site visit confirm that some time after June 18, 2023, the bank above the river was clear-cut and a chain link fence was installed in violation of CBJ 49.70.310.

CDD staff conducted a site visit to determine the ordinary high water mark (OHWM) and the required anadromous stream setbacks; however, with the vegetation removed from the bank, it was not possible to determine the OHWM accurately. CBJ is working to mitigate impacts of glacial outburst flooding of properties located in the vicinity of the Mendenhall River. The placement of the fence may negatively affect the ability to apply mitigation techniques. Regardless, the fence was constructed without proper permits and must be removed.

Being located adjacent to a D5 zoning district, a 20 foot setback must be maintained from the southern lot line in accordance with CBJ 49.25.400 Note 3.

**Condition: Prior to the issuance of a building permit, the chain link fence must be removed.**

**Project Design** – The 3,956 sq. ft. addition includes a multipurpose room, an office, three (3) classrooms, a nursery, restrooms, storage, and utility space. The project design is based off preapplication conference report (PAC2024 0037). The PAC fails to indicate the requirement to adhere to the more restrictive zoning district standards when two different zoning districts abut. As submitted, the project design is not permissible. The proposed addition will need to be reoriented to adhere to the required 20 foot (side) setback from the southern lot line.

**Condition: Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing a 20 foot side setback from the southern property line.**

**Traffic** – Using the ITE Trip Generation Manual, staff estimates the average daily traffic on any given Sunday to be approximately 168 trips based on the maximum occupancy of the sanctuary. When calculating trip generation based on square footage of the original church building (~3,500 sq. ft.), trip generation on a Sunday would be 128. Because the uses of the proposed addition are ancillary to the structure housing the sanctuary, the proposed addition is not expected to generate any additional traffic. 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.

**Condition: None.**

**Vehicle Parking & Circulation** – A site visit during Sunday service hours showed 20 cars in the parking lot. Attendance may be higher on significant Christian holidays, like Easter and Christmas. The church was previously required to provide 28 parking spaces, two (2) of which must be ADA accessible. The proposed uses indicate that 10 additional spaces will be required. On the submitted plans, the number of parking spaces varies from 68 to 74. There is ample space to accommodate the minimum parking requirements for the proposed uses. The addition of 10 spaces does not trigger the need for any additional ADA Accessible parking spaces.

Use	Unit/Per	Spaces Required	Total Spaces
Existing (sanctuary)	1/ 4 seats	28	28
Office	1/ 300 sq. ft.	1	1
Classrooms	2/ classroom	6	6
Nursery	1/ each on-shift employee + 1 for every 10 children	~3	3
<b>Total Parking Requirement:</b>			<b>38</b>
<b>Off-Street Loading Spaces Required:</b>			<b>N/A</b>
<b>ADA Accessible Spaces Required:</b>			<b>2</b>

**Condition: None.**

**Noise** – Noise is not expected to be of concern. Indoor church services and Bible studies are generally quiet with some singing to piano accompaniment. Other noise related to church activities include Summer Vacation Bible School, which is held for one week during the summer, generally Monday through Friday from approximately 9:30 a.m. to 12:00 p.m. 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 expected from a church where the primary activities take place inside a building.

**Condition: None.**

**Lighting** -Exterior lighting shall not be used in a manner that produces glare on public roadways or neighboring property. Lighting fixtures must direct light only onto the parcel. Lighting shall be shielded from residential uses.

**Condition: Prior to the 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.**

**Vegetative Cover & Landscaping** – The minimum vegetative coverage in D15 is 30% in accordance with CBJ 49.50.300. This equates to 34,892 sq. ft. (0.80 acres) of required vegetative area for this site. A site visit showed that, in addition to the riverbank being clear cut of vegetation, vegetation has recently been removed from the site for the construction of a group of picnic pavilions. Some of the cleared area has been reseeded with grass, but some cleared area remains covered with gravel. An estimation of vegetative coverage using GIS imagery and data gathered from site visits is approximately 47 percent.

**Condition:** See condition under “Habitat” section.

**Habitat** – The western property line extends into the Mendenhall River, an anadromous stream. There is a 50 foot no development setback per CBJ 49.70.130(a)(4) and a 25 foot no disturbance setback per CBJ 49.70.310(b)(1). While the proposed addition is not anticipated to encroach into these setbacks, site visits revealed that picnic pavilions and a fence have been installed near the riverbank and the majority of the vegetation from the riverbank has been cleared.



**Condition: Prior to the issuance of a building permit, the applicant must submit a revegetation plan in accordance with CBJ 49.70.330(c)(4).**

**Drainage and Snow Storage** – A submitted site plan and the 2005 plat show a 16 foot drainage easement along the northern property line. Snow storage was not addressed in the submitted application.

**Condition:** Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

**Historic District** – Not applicable.

**Condition:** None.

**Hazard Zones** – A portion of the property extends past the east bank of the Mendenhall River and is classified as a floodway. Federal regulations prevent any development within a floodway.

**Condition:** None.

**Public Health, Safety, and Welfare** – There are no anticipated public health or safety issues associated with this proposed development.

**Condition:** None.

**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.

**Condition:** None.

**AGENCY REVIEW**

CDD conducted an agency review comment period between September 17 and October 25, 2024, and received the following responses (Attachment J):

<b>Agency</b>	<b>Summary</b>
Building Division	No comments received.
General Engineering	No comments received.
Capital Fire Department	An automatic sprinkler system is required.

**PUBLIC COMMENTS**

CDD conducted a public comment period between August 30, 2024, and September 18, 2024. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in Attachment K.

<b>Name</b>	<b>Summary</b>
Steve Bradford	Resident of Riverside Condos. Supports the expansion.
John Dittrich	Resident of Riverside Condos. Supports the expansion.
David Means	In support but concerned about proximity to Mendenhall River.

**CONFORMITY WITH ADOPTED PLANS**

The proposed development is in general conformity with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
10	133	Policy 10.4	Minimize conflicts between nonresidential uses in residential zoning districts.
	137	10.7-IA1	Evaluate nonresidential uses in residential zoning districts with regard to site design, building placement, landscaping, screening and buffers, etc.

**FINDINGS**

**Conditional Use Permit Criteria** – 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?**

**Analysis:** No further analysis required.

**Finding: Yes.** The application is complete.

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

**Analysis:** The proposed addition (TPU 5.200) require approval from the Planning Commission because it is located within a residential zoning district.

**Finding: Yes.** The proposed use is appropriate according to the Table of Permissible Uses.

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

**Analysis:** No further analysis needed.

**Finding: Yes.** With the recommended conditions, the proposed development will comply with Title 49.

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

**Analysis:** No further analysis needed.

**Finding: No.** There is no evidence to suggest that with appropriate conditions, the requested addition to Riverside Baptist Church, in a D15 zoning district, will materially endanger the public health or safety.

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

**Analysis:** No further analysis needed.



**Finding: No.** There is no evidence to suggest that with appropriate conditions, the requested addition to Riverside Baptist Church, in a D15 zoning district, will substantially decrease the value or be out of harmony with the property in the neighboring area.

**6. Will the proposed development be in general conformity with the Comprehensive Plan, or other officially adopted plans?**

**Analysis:** No further analysis needed.

**Finding: Yes.** The proposed addition to Riverside Baptist Church, with the recommended conditions, will be in general conformity with the Comprehensive Plan.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow a 3,956 sq. ft. addition to Riverside Baptist Church in a D15 zone.

The approval is subject to the following conditions:

1. Prior to the issuance of a building permit, the chain link fence must be removed.
2. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing a 20 foot setback from the southern property line.
3. Prior to the 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.
4. Prior to the issuance of a building permit, the applicant must submit a revegetation plan in accordance with CBJ 49.70.330(c)(4).
5. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

**STAFF REPORT ATTACHMENTS**

Item	Description
Attachment A	Application Packet
Attachment B	1976 Plat- Riverdale Heights Tract D
Attachment C	2004 Plat- Lind's Oasis
Attachment D	2005 Plat- Riverview Acres Lot 14A
Attachment E	2013 Notice of Decision for 3,500 sq. ft. church (USE2012 0021)
Attachment F	2013 Notice of Decision for placement of a temporary caretaker residence (USE2013 0009)
Attachment G	Name change, Bethany Baptist to Riverside Baptist
Attachment H	Quit Claim Deed, Bethany Baptist to Riverside Baptist
Attachment I	2024 Certificate of Occupancy
Attachment J	Agency Comment
Attachment K	Abutters Notice and Public Notice Sign Photo

Riverside Baptist Church

File No: USE2024 0016

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<b>Item</b>	<b>Description</b>
<b>Attachment L</b>	<i>Public Comments</i>



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>4395 Riverside Dr., Juneau Alaska 99801</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Riverview Acres LT 14A</b>		
	Parcel Number(s) <b>5B2501510021</b>		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner	<b>Riverside Baptist Church</b>	Contact Person <b>Rev. Dean Blood</b>
	Mailing Address	<b>4395 Riverside Dr., Juneau AK 99801</b>	Phone Number(s) <b>907-360-6083</b>
	E-mail Address	<b>bloodline@alaskan.com</b>	
	<b>LANDOWNER/ LESSEE CONSENT</b>		
Required for Planning Permits, not needed on Building/ Engineering Permits.			
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<b>Rev. Dean C. Blood</b>		<b>Pastor</b>	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X	_____	<b>06-26-2024</b>	
	Landowner/Lessee (Signature)	Date	
_____		_____	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X	_____	_____	
	Landowner/Lessee (Signature)	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>			
Applicant (Printed Name)	<b>Riverside Baptist Church</b>	Contact Person <b>Rev. Dean C. Blood</b>	
Mailing Address	<b>4395 Riverside Baptist Church</b>	Phone Number(s) <b>907-360-6083</b>	
E-mail Address	<b>bloodline@alaskan.com</b>		
X	_____	<b>06-26-2024</b>	
	Applicant's Signature	Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <b>USE24-016</b>	Intake Initials <b>FAC</b>
Date Received <b>8/1/24</b>	





# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**

Educational wing consisting of three Sunday School classrooms, a nursery, additional bathrooms, and recreational area.

**TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED**

- Accessory Apartment – Accessory Apartment Application (AAP)
- Use Listed in 49.25.300 – Table of Permissible Uses (USE)  
Table of Permissible Uses Category: 5.200

**IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?**

YES – Case # 2012-0021  NO

**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) 3,500 square feet  
Total Area of Proposed Structure(s) 3,900 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

**ALL REQUIRED DOCUMENTS ATTACHED**

**Narrative including:**

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

*If this is a modification or extension include:*

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

**Plans including:**

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>500.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
<b>Total Fee</b>	<b>\$ <u>650.00</u></b>			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>USE24-016</u>	Date Received <u>8/1/24</u>
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## **Allowable/Conditional Use Permit Application Instructions**

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

**Pre-Application Conference:** A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at [permits@juneau.org](mailto:permits@juneau.org).

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**Application:** An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
  - A. Site plan, floor plan and elevation views of existing and proposed structures
  - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
  - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
  - D. Existing and proposed lighting (including cut sheets for each type of lighting)
  - E. Existing and proposed vegetation with location, area, height and type of plantings
  - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

**Public Notice Responsibilities:** Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

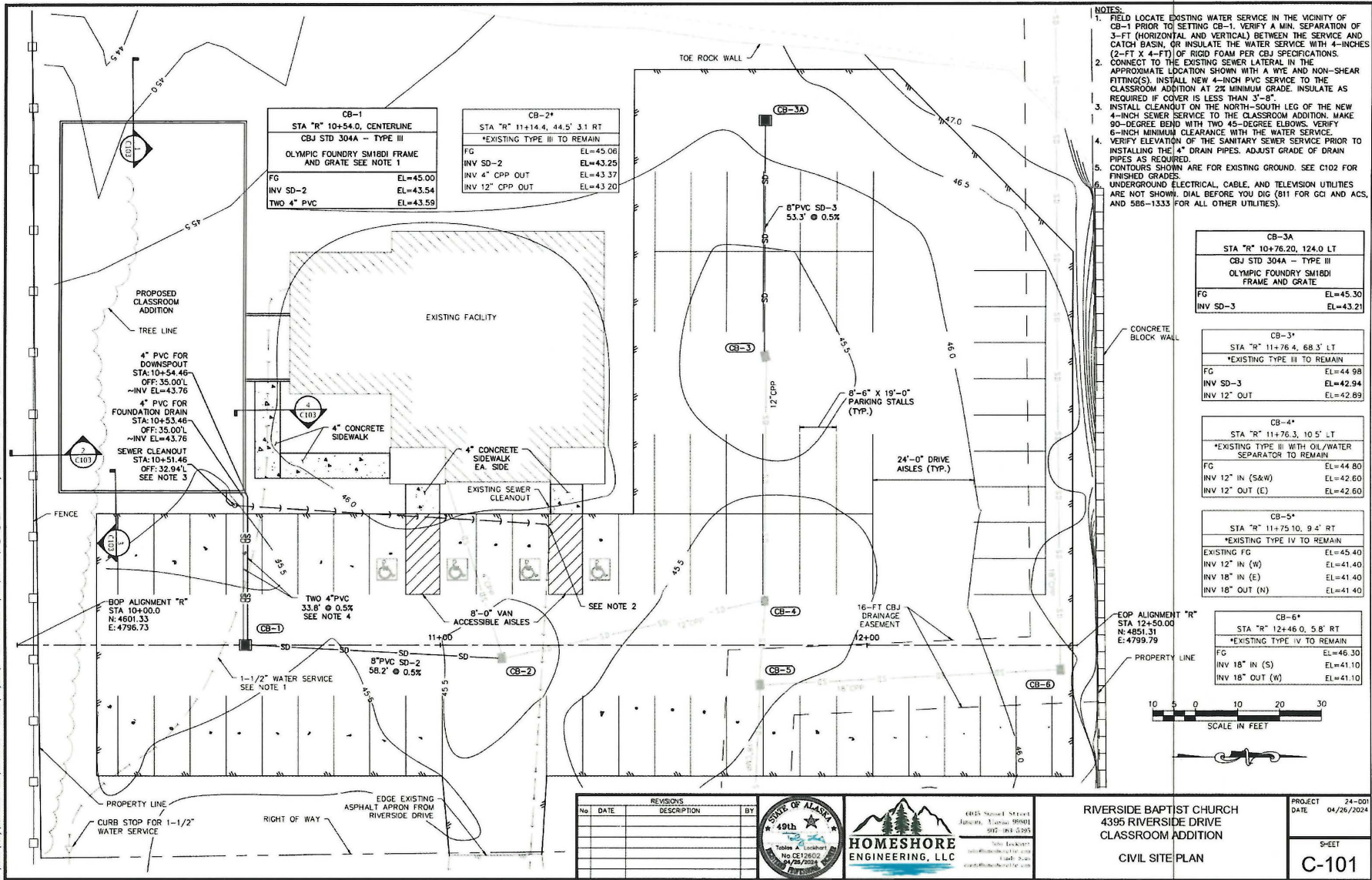
**The Community Development Department** will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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- NOTES:**
- FIELD LOCATE EXISTING WATER SERVICE IN THE VICINITY OF CB-1 PRIOR TO SETTING CB-1. VERIFY A MIN. SEPARATION OF 3'-3" (HORIZONTAL AND VERTICAL) BETWEEN THE SERVICE AND CATCH BASIN. OR INSULATE THE WATER SERVICE WITH 4-INCHES (2'-FT X 4'-FT) OF RIGID FOAM PER CBJ SPECIFICATIONS.
  - CONNECT TO THE EXISTING SEWER LATERAL IN THE APPROXIMATE LOCATION SHOWN WITH A WYE AND NON-SHEAR FITTING(S). INSTALL NEW 4-INCH PVC SERVICE TO THE CLASSROOM ADDITION AT 2% MINIMUM GRADE. INSULATE AS REQUIRED IF COVER IS LESS THAN 3'-8".
  - INSTALL CLEANOUT ON THE NORTH-SOUTH LEG OF THE NEW 4-INCH SEWER SERVICE TO THE CLASSROOM ADDITION. MAKE 90-DEGREE BEND WITH TWO 45-DEGREE ELBOWS. VERIFY 6-INCH MINIMUM CLEARANCE WITH THE WATER SERVICE. VERIFY ELEVATION OF THE SANITARY SEWER SERVICE PRIOR TO INSTALLING THE 4" DRAIN PIPES. ADJUST GRADE OF DRAIN PIPES AS REQUIRED.
  - CONTOURS SHOWN ARE FOR EXISTING GROUND. SEE C102 FOR FINISHED GRADES.
  - UNDERGROUND ELECTRICAL, CABLE, AND TELEVISION UTILITIES ARE NOT SHOWN. DIAL BEFORE YOU DIG (811 FOR GCI AND ACS, AND 586-1333 FOR ALL OTHER UTILITIES).

CB-3A	
STA "R" 10+76.20, 124.0 LT	
CBJ STD 304A - TYPE III	
OLYMPIC FOUNDRY SM18DI FRAME AND GRATE	
FG	EL=45.30
INV SD-3	EL=43.21

CB-3*	
STA "R" 11+76.4, 68.3' LT	
*EXISTING TYPE III TO REMAIN	
FG	EL=44.98
INV SD-3	EL=42.94
INV 12" OUT	EL=42.89

CB-4*	
STA "R" 11+76.3, 10.5' LT	
*EXISTING TYPE III WITH OIL/WATER SEPARATOR TO REMAIN	
FG	EL=44.80
INV 12" IN (S&W)	EL=42.60
INV 12" OUT (E)	EL=42.60

CB-5*	
STA "R" 11+75.10, 9.4' RT	
*EXISTING TYPE IV TO REMAIN	
EXISTING FG	EL=45.40
INV 12" IN (W)	EL=41.40
INV 18" IN (E)	EL=41.40
INV 18" OUT (N)	EL=41.40

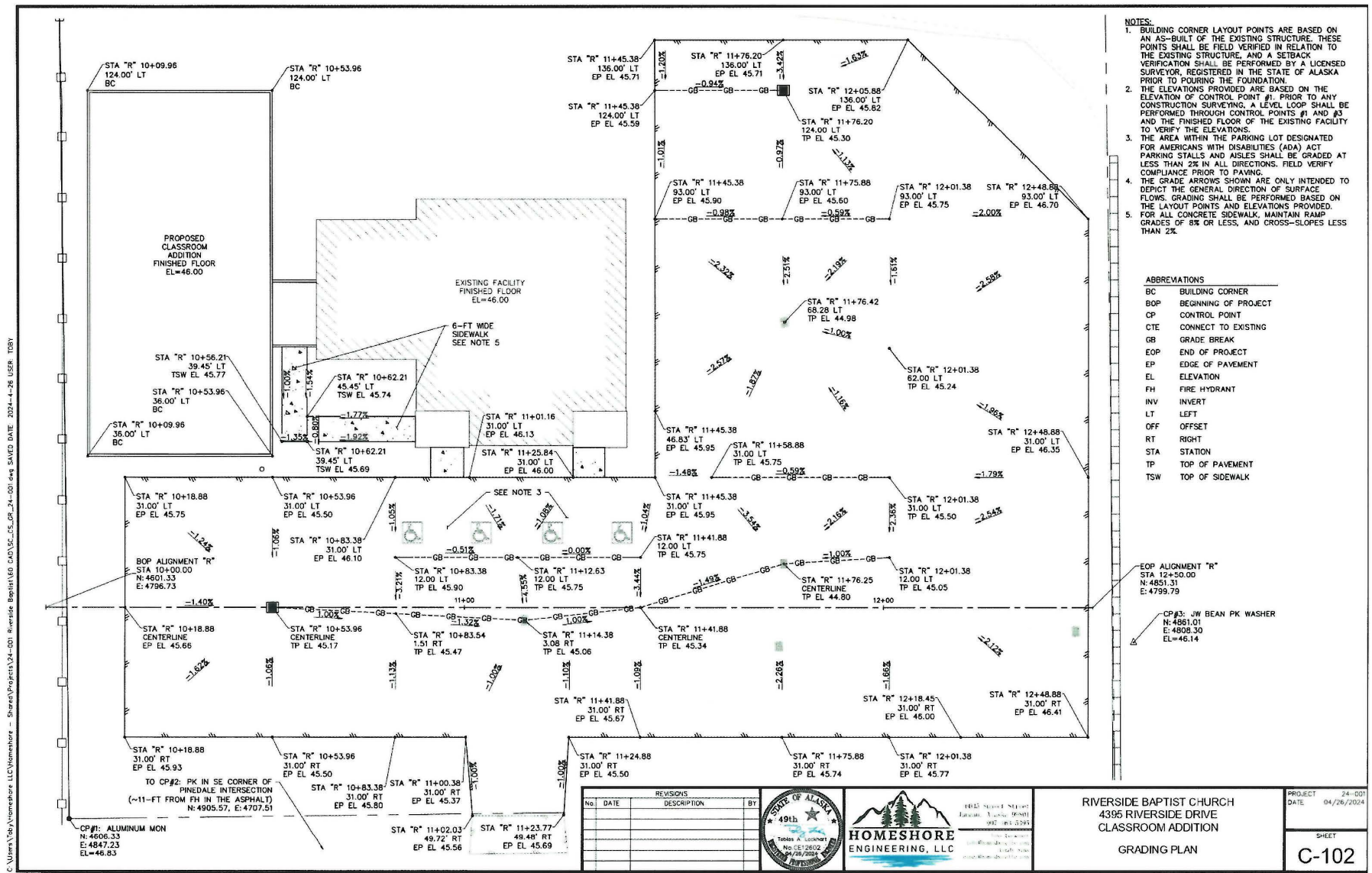
CB-6*	
STA "R" 12+46.0, 5.8' RT	
*EXISTING TYPE IV TO REMAIN	
FG	EL=46.30
INV 18" IN (S)	EL=41.10
INV 18" OUT (W)	EL=41.10

REVISIONS		
No.	DATE	DESCRIPTION



**RIVERSIDE BAPTIST CHURCH**  
 4395 RIVERSIDE DRIVE  
 CLASSROOM ADDITION  
 CIVIL SITE PLAN

PROJECT: 24-001  
 DATE: 04/26/2024  
 SHEET:  
**C-101**



- NOTES:**
1. BUILDING CORNER LAYOUT POINTS ARE BASED ON AN AS-BUILT OF THE EXISTING STRUCTURE. THESE POINTS SHALL BE FIELD VERIFIED IN RELATION TO THE EXISTING STRUCTURE, AND A SETBACK VERIFICATION SHALL BE PERFORMED BY A LICENSED SURVEYOR, REGISTERED IN THE STATE OF ALASKA PRIOR TO POURING THE FOUNDATION.
  2. THE ELEVATIONS PROVIDED ARE BASED ON THE ELEVATION OF CONTROL POINT #1. PRIOR TO ANY CONSTRUCTION SURVEYING, A LEVEL LOOP SHALL BE PERFORMED THROUGH CONTROL POINTS #1 AND #3 AND THE FINISHED FLOOR OF THE EXISTING FACILITY TO VERIFY THE ELEVATIONS.
  3. THE AREA WITHIN THE PARKING LOT DESIGNATED FOR AMERICANS WITH DISABILITIES (ADA) ACT PARKING STALLS AND AISLES SHALL BE GRADED AT LESS THAN 2% IN ALL DIRECTIONS. FIELD VERIFY COMPLIANCE PRIOR TO PAVING.
  4. THE GRADE ARROWS SHOWN ARE ONLY INTENDED TO DEPICT THE GENERAL DIRECTION OF SURFACE FLOWS. GRADING SHALL BE PERFORMED BASED ON THE LAYOUT POINTS AND ELEVATIONS PROVIDED.
  5. FOR ALL CONCRETE SIDEWALK, MAINTAIN RAMP GRADES OF 8% OR LESS, AND CROSS-SLOPES LESS THAN 2%.

**ABBREVIATIONS**

BC	BUILDING CORNER
BOP	BEGINNING OF PROJECT
CP	CONTROL POINT
CTE	CONNECT TO EXISTING
GB	GRADE BREAK
EOP	END OF PROJECT
EL	EDGE OF PAVEMENT
EP	ELEVATION
FH	FIRE HYDRANT
INV	INVERT
LT	LEFT
OFF	OFFSET
RT	RIGHT
STA	STATION
TP	TOP OF PAVEMENT
TSW	TOP OF SIDEWALK

EOP ALIGNMENT "R"  
 STA 12+50.00  
 N: 4851.31  
 E: 4799.79

CP#3: JW BEAN PK WASHER  
 N: 4861.01  
 E: 4808.30  
 EL=46.14

No.	DATE	REVISIONS DESCRIPTION	BY

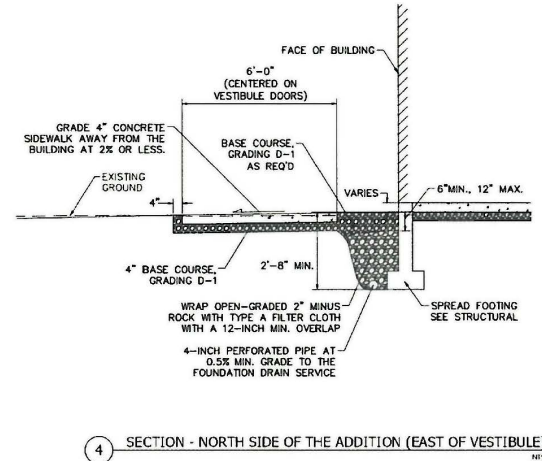
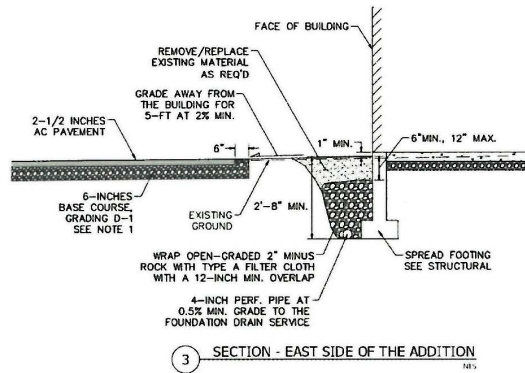
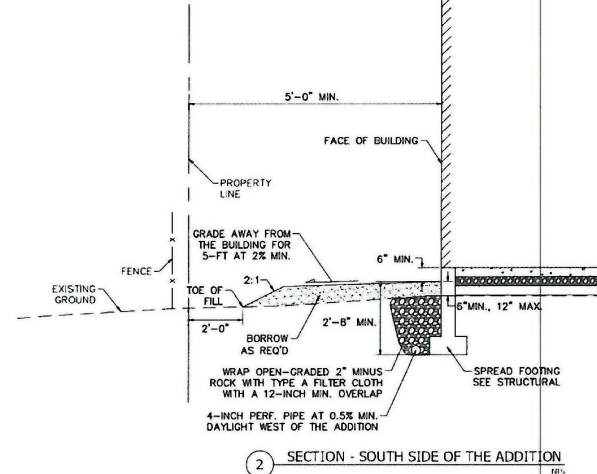
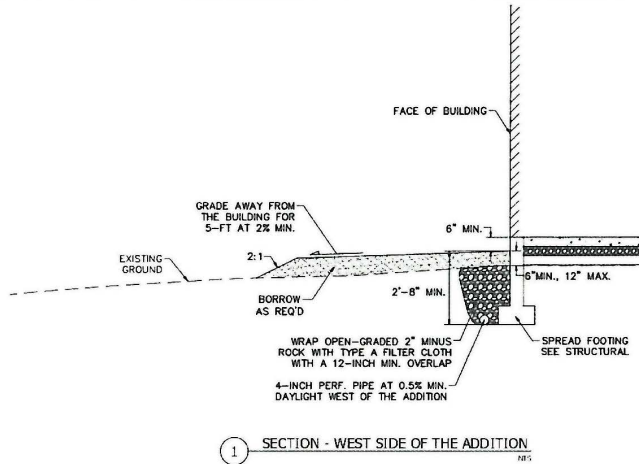


1845 North Street Anchorage, Alaska 99501 907.563.3293		<b>RIVERSIDE BAPTIST CHURCH</b> 4395 RIVERSIDE DRIVE CLASSROOM ADDITION	PROJECT 24-001 DATE 04/26/2024
SHEET <b>C-102</b>			GRADING PLAN

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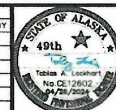
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**NOTES:**

- FOR THE PARKING LOT SECTION, 2-INCH MINUS SHOT ROCK SHALL BE CONSIDERED AN ACCEPTABLE SUBSTITUTE FOR BASE COURSE GRADING D-1 PROVIDED A 1-2" LEVELING COURSE OF BASE COURSE, GRADING D-1 IS ADDED TO THE TOP OF THE 2-INCH ROCK.

REVISIONS			
No.	DATE	DESCRIPTION	BY



**HOMESHORE ENGINEERING, LLC**  
 4010 Sunset Street  
 Anchorage, Alaska 99503  
 907.663.3795  
 TOLL FREE: 1-800-545-4444  
 www.homeshoreeng.com

**RIVERSIDE BAPTIST CHURCH**  
 4395 RIVERSIDE DRIVE  
 CLASSROOM ADDITION  
 SECTIONS AND DETAILS

PROJECT DATE	24-001 04/26/2024
SHEET <b>C103</b>	



(907) 586-0715

CDD\_Admin@juneau.gov  
 www.juneau.org/community-development  
 155 Heritage Way • Juneau, AK 99801

## Riverside Baptist Church Expansion

Case Number: PAC2024 0037  
 Applicant: Riverside Baptist Church  
 Property Owner: Riverside Baptist Church  
 Property Address: 4395 Riverside Dr.  
 Parcel Code Number: 5-B25-0-151-002-1  
 Site Size: 116,136 sq. ft./ 2.67 acres  
 Zoning: D15 (Multifamily)  
 Existing Land Use: Church

Conference Date: June 26, 2024  
 Report Issued: July 3, 2024

**DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.**

## List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Paul Sprenger	Applicant	<a href="mailto:rbcjuneau@gmail.com">rbcjuneau@gmail.com</a>
Ilsa Lund	Planning	<a href="mailto:Ilsa.Lund@juneau.gov">Ilsa.Lund@juneau.gov</a>
Jeff Hedges	Building	<a href="mailto:Jeffrey.Hedges@juneau.gov">Jeffrey.Hedges@juneau.gov</a>
Theresa Ross	Fire Marshal, CCFR	<a href="mailto:Theresa.Ross@juneau.gov">Theresa.Ross@juneau.gov</a>
Dan Jager	Assistant Chief, CCFR	<a href="mailto:Dan.Jager@juneau.gov">Dan.Jager@juneau.gov</a>
Sydney Hawkins	Permitting	<a href="mailto:Sydney.Hawkins@juneau.gov">Sydney.Hawkins@juneau.gov</a>

Revised 5/31/2024

I:\DOCUMENTS\CASES\2024\PAC\PAC24-037 - Riverside church expansion\PAC24-37 Notes Final Draft.doc

## Conference Summary

### Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

## Project Overview

The proposed project will construct a new addition to the existing church building. The approximately 3,900 sq ft addition will include a multipurpose room, classrooms, nursery, bathrooms, and storage. According to the Table of Permissible Uses (TPU), section 5.200 requires a church to obtain a Conditional Use Permit (CUP) for development in a D15 zoning district. This property was granted a CUP (USE2012 0021) for the existing structure (3,500 sq. ft. church) in 2013. A new CUP is required for the proposed expansion.

Conditional Use Permits have been required for churches in residential zoning districts since the adoption of city-wide zoning regulations in 1969 (see attached).

## Planning Division

1. **Zoning** – D15
2. **Table of Permissible Uses** – 5.200- Churches, synagogues, temples; A CUP is required for this use in all residential zoning districts.
3. **Subdivision** – N/A
4. **Setbacks** –
  - a. **Front** - 20 ft.
  - b. **Rear** - 15 ft.
  - c. **Side Yard** - 5 ft.
  - d. **Anadromous Stream** - A 50 ft. setback is required from the Ordinary High Water Mark (OHWM) of the Mendenhall River. No construction is permitted in the floodway per FEMA.
5. **Height** – 35 ft./ 25 ft. (accessory)
6. **Access** – Riverside Dr.
7. **Parking & Circulation** –
  - a. 1 parking space for every 4 seats in the “auditorium.”
  - b. Storage - 1 parking space for each 1,000 ft. of gross floor area
  - c. Nursery - one parking space for each on-shift employee + one parking space for every 10 children served
8. **Lot Coverage** – 50 % maximum
9. **Vegetative Coverage** – 30 % minimum
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on neighboring property.
11. **Noise** – Noise is not expected to be significantly increased by this development.

12. **Flood** – No development is permitted within the floodway.



13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
14. **Wetlands** – Contact the Army Corps of Engineers if filling wetlands [(907) 753-2689].
15. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
16. **Plat or Covenant Restrictions** – N/A
17. **Traffic** – In accordance with CBJ 49. 40.300(a)(4), the applicant shall provide traffic projections for the project.

**Nonconforming situations** – N/A

#### **Building Division**

18. **Building** – Construction plans must be designed and stamped by professionals licensed in the State of Alaska.
19. **Outstanding Permits** – No open permits.

#### **General Engineering/Public Works**

20. **Engineering** – No comments at this time.
21. **Drainage** – No comments at this time.
22. **Utilities** – No comments at this time.

#### **Fire Marshal**

23. **Fire Items/Access** – No concerns at this time.

#### **Other Applicable Agency Review**

24. N/A

#### **List of required applications**

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application (DPA)
2. Conditional Use Permit Application (USE/ CUP)

### **Additional Submittal Requirements**

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

### **Exceptions to Submittal Requirements**

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

### **Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. CUP Class II – \$500
2. Public Notice Sign – \$150 (\$100 deposit refunded when sign is returned timely, exact date TBD)

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

### **Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.gov](mailto:permits@juneau.gov)

OR in person with payment made to:

City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715

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

### **Attachments:**

- 49.15.330 – Conditional Use Permit
- 49.25.300 – Table of Permissible Uses
- 49.85.100 – Fees for Land Use Actions
- 49.25.404 (1969) – RM (Garden Apartment) Multi-Family District

Riverside Baptist Church  
4395 Riverside Drive  
Juneau, AK 99801

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June 26, 2024

Dear City of Juneau,

I am writing this letter to clarify the purpose of the construction of an educational wing onto our existing structure. In the comments below you will find answers to what we were asked on the original build.

Project Site:

The site on Riverside Drive, Riverview Acres Lot 14A, was purchased in March 2002 for the purpose of developing a church building. In 2013 a 3,500 Square foot church was constructed, which was completed in 2014. On the original plans there was shown a future “phase two” building structure to be constructed as we anticipated the future need for classrooms, multi-purpose room, and infant care. We are now pursuing the second phase of construction to meet the needs of our congregation in the community.

The proposed building will consist of three Sunday School classrooms for kids from Pre-school age to high school, multi-purpose room for activities, nursery for infants, young toddlers, and nursing mothers, and bathrooms.

Our goal is to use the facilities for the purpose of training our kids in God’s Word, giving the youth a safe place to play and a nursery to provide a place for toddlers and nursing mothers. We desire to be an outreach in the community by providing a place of support and guidance for all ages.

Project Design:

Our goal is to offer a structured and safe environment for kids of all ages. Through the past eleven years we have helped young people in our community to overcome struggles of life by offering spiritual counsel, as well as helping those dealing with depression, suicide, family problems, and drug addictions. Many today have grown into stable adults starting families and becoming grounded pillars in our community. This project will provide the space needed to accomplish these goals.

The building will be used for the following times and reasons:

1. Regular services – Sunday discipleship hour (9:30 – 10:30am), Morning worship (10:30 – 11:30am)  
Sunday evening (6:00 – 7:00pm), Tuesday Youth group (6:30 - 7:00pm),  
Wednesday Evening (7:00 – 8:00pm)
2. There will be occasional activities throughout the month such as: Bible Studies, Game nights,

Counseling, once a year Vacation Bible Club.

3. Occasionally it will be used for weddings, funerals, and special events.

---

Our building will be designated to provide a spiritual resource for anyone in our community that is seeking spiritual guidance, marital council, emotional council and a place to worship and fellowship with others. We have and will continue to work alongside our city by providing help to those who have been incarcerated, abused, victimized, or suffered great loss financially, emotionally, personally. We want to provide a stable, healthy, and safe environment for all in our community.

Property Value:

A question maybe asked, "How will this building impact the value of surrounding properties?" I think the last few years have answered that question as the main building is very appealing to those driving by and neighboring properties have increased in value around us. The structure is very "fitting" to Juneau, and we have received many compliments on the beauty of the Alaskan architectural design. The building and grounds are well maintained and bring value to all the surrounding properties.

We strive to keep peace with our neighbors and have a good relationship with them. Donations have been received from our neighboring properties, especially when they see us improving the grounds for utility. Most of the time the building will sit unused during the week, except for a few weekly events.

Noise:

Our church is very quiet, there are no bells or P.A. systems, or loud music used externally. Internally the church building will be used for preaching, congregational singing, discipleship, and youth activities. We have and will continue to keep our place peaceful respecting our adjoining neighbors.

Traffic:

Plans were submitted in 2013 for traffic flow and times. Most traffic will be Sunday mornings which account for about 30 vehicles coming in around 10:00am and departing around 12:00pm. Wednesday night there will be approximately 15 vehicles coming and leaving an hour later around 7:00pm. time. There will be vehicles throughout the week in and out, but on a very limited basis, due to some special function or youth activity.

Conclusion:

We are asking the City of Juneau to consider granting us a "Conditional Use Permit" located on 4395 Riverside Drive, Riverview Acres Lot 14A. We look forward to working with the city in development of this property to bring a service to our community, one which will benefit the people

Respectfully Submitted,

Rev. Dean Blood,



Riverside Baptist Church

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

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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. 22<sup>th</sup>. 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:

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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.

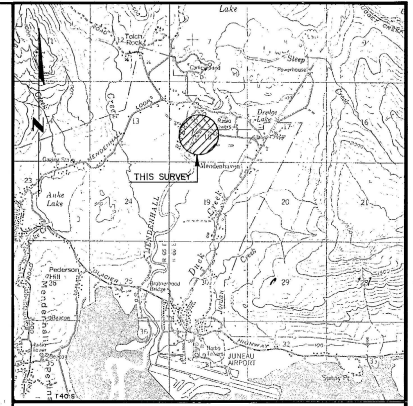
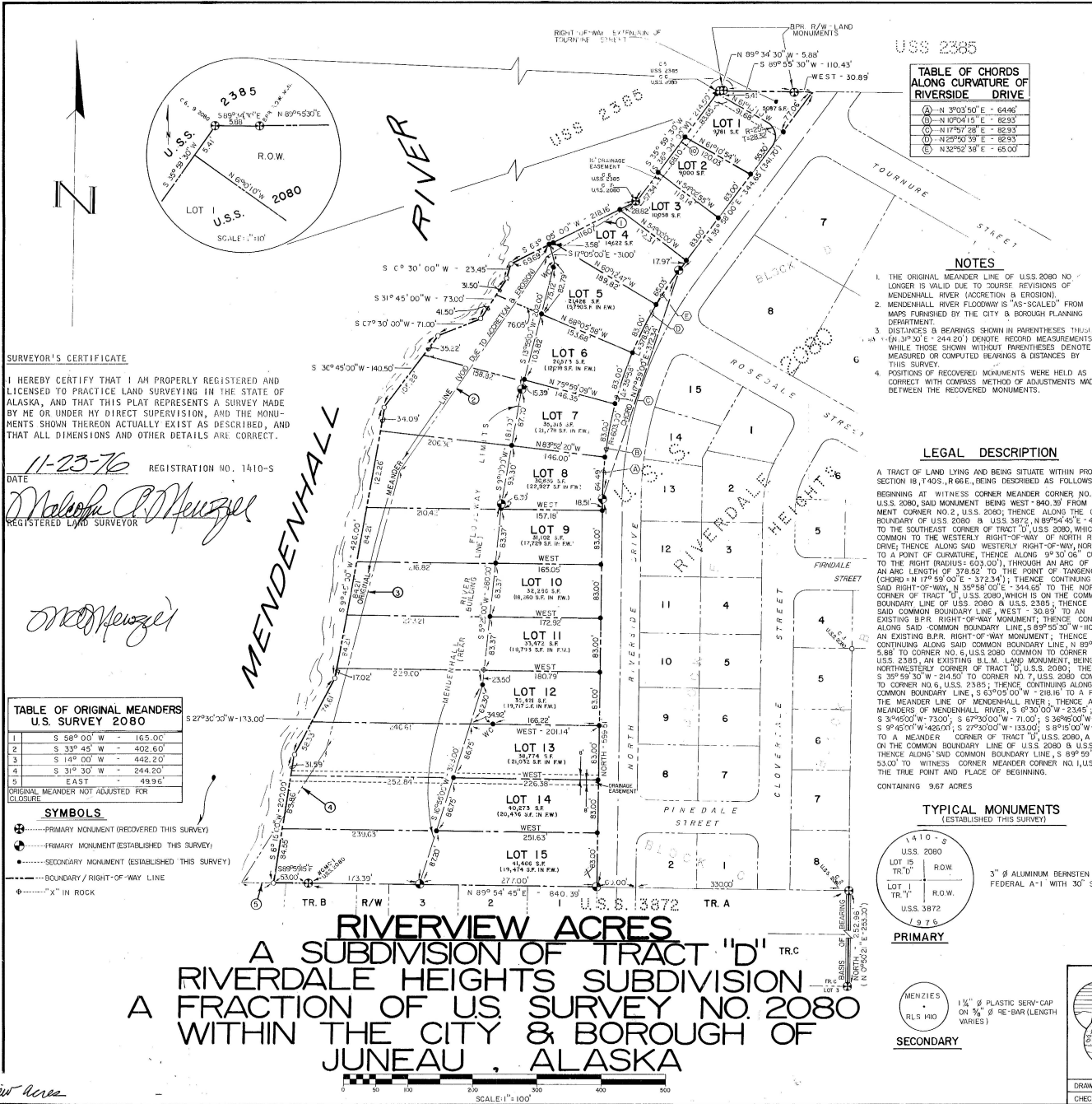
Conclusion:

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. Dean C. Blood  
{Missionary/Pastor}



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 11-23-76  
REGISTRATION NO. 1410-S  
REGISTERED LAND SURVEYOR  
*M. A. J.*

**STATEMENT OF OWNERSHIP**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE: Nov 23, 1976  
WITNESS: *M. A. J.* SURVEYOR, *J. W. Johnson* OWNER, *M. W. Johnson* OWNER

**NOTARY ACKNOWLEDGEMENT**

*Florence E. Johnson*  
STATE OF ALASKA  
Florence E. Johnson  
NOTARY PUBLIC

My commission expires August 03, 1978.

**CERTIFICATION OF APPROVAL BY THE BOARD**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING BOARD BY PLAT RESOLUTION NO. 479 DATED March 8, 1976 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

DATED: May 2, 1977  
CHAIRMAN: *Robert H. Smith*  
CITY AND BOROUGH OF JUNEAU PLATTING BOARD

**ATTEST:**

*M. A. J.*  
CLERK  
CITY AND BOROUGH OF JUNEAU PLATTING BOARD

**RAM CONSULTANTS, INC.**

JUNEAU ANCHORAGE FAIRBANKS

**RIVERVIEW ACRES; A SUBDIVISION OF TRACT "D", RIVERDALE HEIGHTS SUBDIVISION A FRACTION OF U.S. SURVEY NO. 2080 WITHIN THE CITY & BOROUGH OF JUNEAU, ALASKA**

DRAWN BY: M.A.J. DATE: 11/10/75 PROJECT NO. 537058  
CHECKED BY: M.A.M. SCALE: 1" = 100' SHEET 1 OF 1

**CERTIFICATE OF OWNERSHIP:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT AND CONVEY THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DELEGATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED AND THAT I HEREBY ADOPT AND CONVEY THIS PLAN OF THE PLAT WITH MY FREE CONSENT.

Date: Oct 21, 2004

Owner: Jeffrey L Lind  
JEFFREY L LIND  
4299 HARRON DRIVE  
JUNEAU, ALASKA 99801

Owner: Ann M Lind  
ANN M LIND  
4299 HARRON DRIVE  
JUNEAU, ALASKA 99801

**NOTARY'S ACKNOWLEDGMENTS:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF October, 2004.

By: Jeffrey L Lind  
Ann M Lind



**CERTIFICATE OF OWNERSHIP:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT AND CONVEY THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DELEGATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED AND THAT I HEREBY ADOPT AND CONVEY THIS PLAN OF THE PLAT WITH MY FREE CONSENT.

Date: Oct 21, 2004

Owner: Bethany Baptist Church  
BETHANY BAPTIST CHURCH  
P.O. BOX 33897  
JUNEAU, ALASKA 99803

**NOTARY'S ACKNOWLEDGMENTS:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF October, 2004.

By: John H. Berglund



**APPROVAL CERTIFICATE:**

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE LAW, AND SETTLEMENT AGREEMENT LUJ-04-364 AND EPF 2004-4 AND IS HEREBY APPROVED.

DATED: 11-1-04, 2004.

By: Sandra Janga  
DIRECTOR  
DIVISION OF MINING, LAND AND WATER

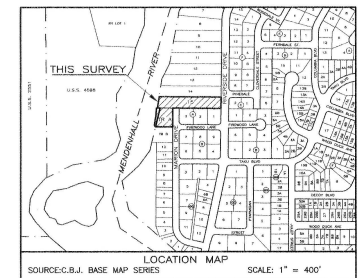
**CERTIFICATE OF APPROVAL:**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Dated: Nov. 5, 2004.

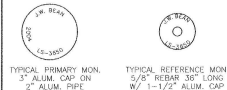
Attest: Dele Penula  
Director  
City & Borough of Juneau  
Department of Community Development

Clerk: Christine J. Kelly  
City & Borough of Juneau



**LEGEND**

- ( ) RECORD PER G.L.O.
- ⊗ G.L.O. MONUMENT RECOVERED THIS SURVEY
- ⊙ G.L.O. MONUMENT OF RECORD RESET THIS SURVEY
- ⊕ PRIMARY MONUMENT SET THIS SURVEY
- ⊖ SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊗ SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- ⊘ SECONDARY MONUMENT RECOVERED THIS SURVEY BY J.W. BEAN



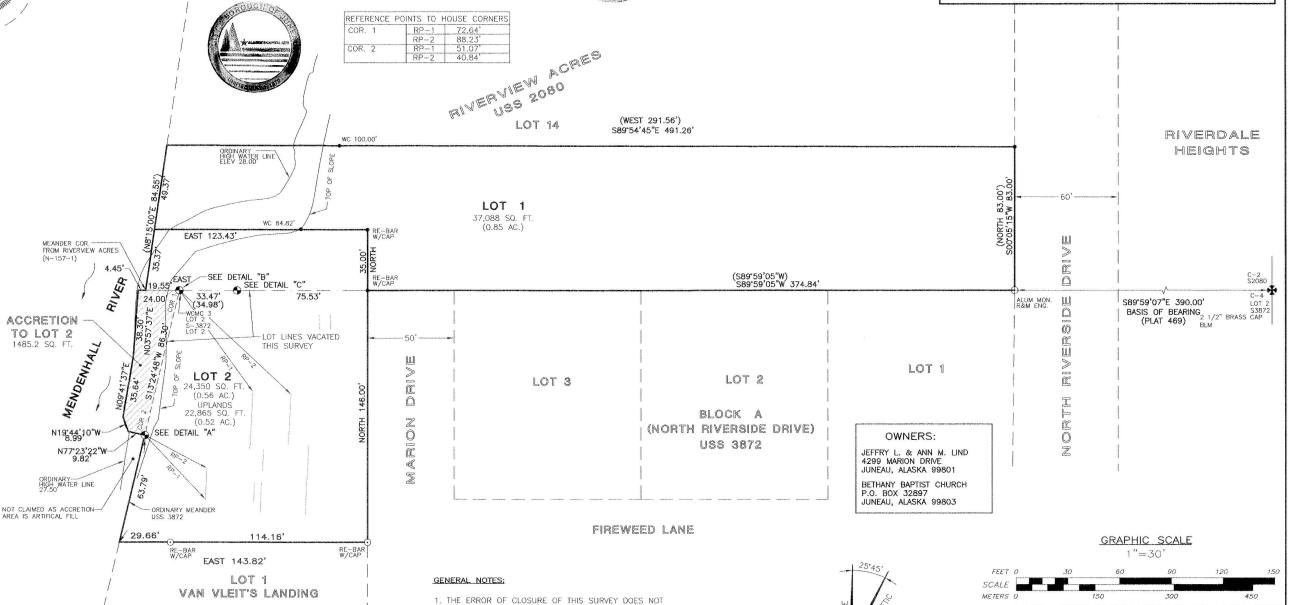
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



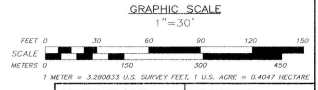
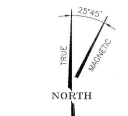
DATE: 10-20-04  
J.W. BEAN - 3650-S

REFERENCE POINTS TO HOUSE CORNERS	
COR. 1	RP-1 72.84'
	RP-2 88.23'
COR. 2	RP-1 31.07'
	RP-2 40.84'



**GENERAL NOTES:**

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES. MEASURED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.
- THIS SURVEY AND PLAT HAS BEEN EXECUTED IN COMPLIANCE WITH SITUATION AS SET FORTH IN THE QUIET TITLE ACTION JEFFREY L & ANN M LIND VS STATE OF ALASKA CASE NO. LUJ-04-364 AND ENGINEERING PLAT FILE NO. 2004-4.
- THE ORDINARY HIGH WATER LINE OF MENDEHALL RIVER FORMS THE TRUE BOUNDS OF LIND'S OASIS. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS 72% AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH NATURAL MEANDERS.



2004-04  
J.W. Bean  
11-04  
C.B.S.

**LIND'S OASIS**

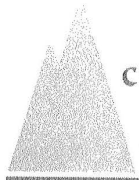
DATE OF SURVEY: JULY 2004 NAME OF SURVEYOR: J.W. BEAN  
 BEGINNING: JULY 2004 1079 ARCHD. CIRCLE JUNEAU, AK 99801

LOT 15, OVERVIEW ACRES, LIND'S SURVEY NO. 2080 AND LOT 2, VAN VLEIT'S LANDING, USS 3872, ALONG WITH ACCRETION OF LOT 2 TO LOT 1 AND LOT 2.

WEEK PROTRACTED SECTION 14, 20, 26, 32, 38, 44, 50, 56, 62, 68, 74, 80, 86, 92, 98, 104, 110, 116, 122, 128, 134, 140, 146, 152, 158, 164, 170, 176, 182, 188, 194, 200, 206, 212, 218, 224, 230, 236, 242, 248, 254, 260, 266, 272, 278, 284, 290, 296, 302, 308, 314, 320, 326, 332, 338, 344, 350, 356, 362, 368, 374, 380, 386, 392, 398, 404, 410, 416, 422, 428, 434, 440, 446, 452, 458, 464, 470, 476, 482, 488, 494, 500, 506, 512, 518, 524, 530, 536, 542, 548, 554, 560, 566, 572, 578, 584, 590, 596, 602, 608, 614, 620, 626, 632, 638, 644, 650, 656, 662, 668, 674, 680, 686, 692, 698, 704, 710, 716, 722, 728, 734, 740, 746, 752, 758, 764, 770, 776, 782, 788, 794, 800, 806, 812, 818, 824, 830, 836, 842, 848, 854, 860, 866, 872, 878, 884, 890, 896, 902, 908, 914, 920, 926, 932, 938, 944, 950, 956, 962, 968, 974, 980, 986, 992, 998, 1004, 1010, 1016, 1022, 1028, 1034, 1040, 1046, 1052, 1058, 1064, 1070, 1076, 1082, 1088, 1094, 1100, 1106, 1112, 1118, 1124, 1130, 1136, 1142, 1148, 1154, 1160, 1166, 1172, 1178, 1184, 1190, 1196, 1202, 1208, 1214, 1220, 1226, 1232, 1238, 1244, 1250, 1256, 1262, 1268, 1274, 1280, 1286, 1292, 1298, 1304, 1310, 1316, 1322, 1328, 1334, 1340, 1346, 1352, 1358, 1364, 1370, 1376, 1382, 1388, 1394, 1400, 1406, 1412, 1418, 1424, 1430, 1436, 1442, 1448, 1454, 1460, 1466, 1472, 1478, 1484, 1490, 1496, 1502, 1508, 1514, 1520, 1526, 1532, 1538, 1544, 1550, 1556, 1562, 1568, 1574, 1580, 1586, 1592, 1598, 1604, 1610, 1616, 1622, 1628, 1634, 1640, 1646, 1652, 1658, 1664, 1670, 1676, 1682, 1688, 1694, 1700, 1706, 1712, 1718, 1724, 1730, 1736, 1742, 1748, 1754, 1760, 1766, 1772, 1778, 1784, 1790, 1796, 1802, 1808, 1814, 1820, 1826, 1832, 1838, 1844, 1850, 1856, 1862, 1868, 1874, 1880, 1886, 1892, 1898, 1904, 1910, 1916, 1922, 1928, 1934, 1940, 1946, 1952, 1958, 1964, 1970, 1976, 1982, 1988, 1994, 2000.

DRAWN BY: GM DATE PREPARED: 14 OCT 2004 CHECKED: J.W. Bean FILE NO.: EPF 20040004

2004-44  
Juneau



**CITY/BOROUGH OF JUNEAU  
ALASKA'S CAPITAL CITY**

**CERTIFICATION OF PAYMENT OF TAXES  
AND SPECIAL ASSESSMENTS**

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

Jeffry & Ann Lind

\_\_\_\_\_  
**Current Owner**

Van Vleit's Landing L2

\_\_\_\_\_  
**Description**

5-B25-0-146-001-3

\_\_\_\_\_  
**Parcel Code Number**

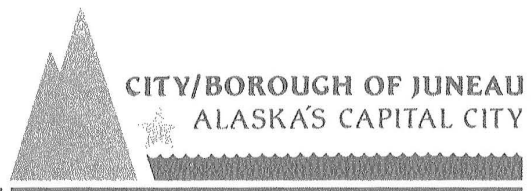
and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 2004, due on or before September 30, 2004, have been paid.

*Barbara J. Rolfe*  
\_\_\_\_\_  
**Barbara J. Rolfe, Treasurer**

October 22, 2004

\_\_\_\_\_  
**Date**

2004-44  
Juneau



**CITY/BOROUGH OF JUNEAU**  
**ALASKA'S CAPITAL CITY**

**CERTIFICATION OF PAYMENT OF TAXES**  
**AND SPECIAL ASSESSMENTS**

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

Bethany Baptist Church  
\_\_\_\_\_  
**Current Owner**

Riverview Acres L 15  
\_\_\_\_\_  
**Description**

5-B25-0-151-001-0  
\_\_\_\_\_  
**Parcel Code Number**

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 2004, due on or before September 30, 2004, have been paid.

*Barbara J. Rolfe*  
\_\_\_\_\_  
Barbara J. Rolfe, Treasurer

October 22, 2004  
\_\_\_\_\_  
**Date**

**CERTIFICATE OF OWNERSHIP:**

WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT AND CONVEY THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT AND BENEFIT. ALL STREETS, ALLEYS, WALKS, DRIVES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, AND THAT WE HEREBY ADOPT AND CONVEY THIS FILING OF THE PLAT WITH OUR FREE CONSENT.

Date MARCH 10, 2006

Owner: John R. Bigelow  
 BETHANY BAPTIST CHURCH  
 P.O. BOX 32897  
 JUNEAU, ALASKA 99803

**NOTARY'S ACKNOWLEDGMENTS:**

SUBSCRIBED AND SHOWN TO BEFORE ME THIS 10 DAY OF March, 2006  
 by John R. Bigelow

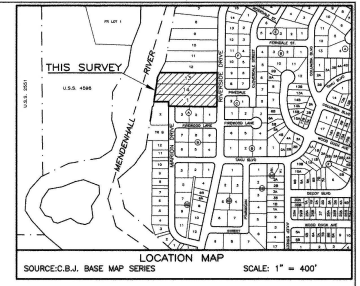
*Heidi L. Adams*  
 Notary Public for Alaska  
 MY COMMISSION EXPIRES 3/14/2010  
 STATE OF ALASKA  
 OFFICIAL SEAL  
 HEIDI L. ADAMS  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 3/14/2010

**OWNERS:**  
 BETHANY BAPTIST CHURCH  
 P.O. BOX 32897  
 JUNEAU, ALASKA 99803

**LEGEND**

- ⊛ OLD MONUMENT RECOVERED THIS SURVEY
- ⊙ PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY BY J.W. BEAN

1" = 200'  
 U.S. 3860  
 TYPICAL SECONDARY MON.  
 1-1/4" YELLOW PLASTIC CAP  
 3/8" REBAR, 30" LONG

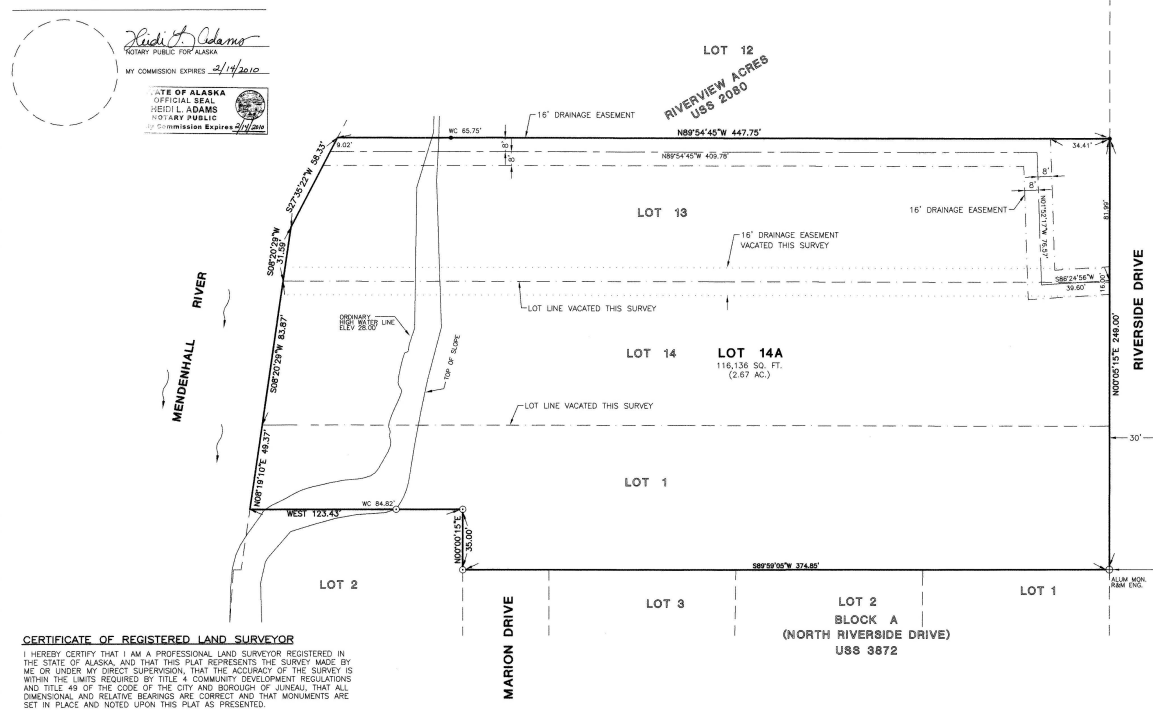
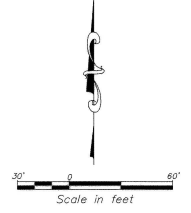


**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Dated: March 10, 2006

Attest:  
*Dale Rowan*  
 Director  
 City & Borough of Juneau  
 Department of Community Development



**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL COMPARISONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date 12-27-05



DRAWN BY: GDM Graphics
CHECKED BY: J.W.B.
DRAWING DATE: 12-28-2005
FIELD BOOK:
SCALE: 1"=30'
JOB NO.: 8027A-BIGELOW-LOT14A
GRID:

**J.W. BEAN** INC.  
 PROFESSIONAL SURVEYOR  
 1019-A NACTIC CIRCLE  
 JUNEAU - ALASKA  
 (907) 788-0500  
 SURVEYOR - PLANNER

**GENERAL NOTES:**

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES; MEASURED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.

**A PLAT OF  
 LOT 14A, 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**

2006-17  
 JUNEAU RECORD  
 DATE April 6 2006  
 TIME 10:52 A.M.  
 REQUESTED BY CRJ  
 ADD: 889

C:\Users\JWBean\Desktop\LOT14A\8027A-BIGELOW-LOT14A.dwg 12/28/2005 10:52:00 AM 100%



Juneau 2006-17



CITY/BOROUGH OF JUNEAU  
ALASKA'S CAPITAL CITY

**CERTIFICATION OF PAYMENT OF TAXES**

I, the undersigned, being duly appointed, qualified Deputy Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

BETHANY BAPTIST CHURCH

Current Owner

LIND'S OASIS L 1

Description

5-B25-0-151-001-1

Parcel Code Number

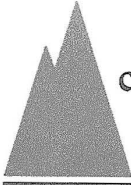
and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 2005, due on or before September 30, 2005, have been paid.

Calvin L. Kubota, Deputy Treasurer

March 15, 2006

Date

Juneau 2006-17



**CITY/BOROUGH OF JUNEAU**  
**ALASKA'S CAPITAL CITY**

**CERTIFICATION OF PAYMENT OF TAXES**

I, the undersigned, being duly appointed, qualified Deputy Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

BETHANY BAPTIST CHURCH

Current Owner

RIVERVIEW ACRES L 13

Description

5-B25-0-151-003-0

Parcel Code Number

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 2005, due on or before September 30, 2005, have been paid.

Calvin L. Kubota, Deputy Treasurer

March 15, 2006

Date

155 So. Seward Street, Juneau, Alaska 99801-1397

Juneau 2006-17



**CITY/BOROUGH OF JUNEAU**  
**ALASKA'S CAPITAL CITY**

**CERTIFICATION OF PAYMENT OF TAXES**

I, the undersigned, being duly appointed, qualified Deputy Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

BETHANY BAPTIST CHURCH

Current Owner

RIVERVIEW ACRES L 14

Description

5-B25-0-151-002-0

Parcel Code Number

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 2005, due on or before September 30, 2005, have been paid.

Calvin L. Kubota, Deputy Treasurer

March 15, 2006

Date

Juneau 2006-17

**JUNEAU RECORDING DISTRICT  
NOTICE OF MINOR LOT CONSOLIDATION**

The property formerly described as: Riverview Acres Lots 13 E, N, Lot 1 Linda Osis

[Original legal description of lots that have been consolidated]

has been consolidated into one lot, tract, or parcel, described as:

Lot 14A, Riverview Acres

[New legal description of the lot, tract, or parcel]

Dated this 28 day of MARCH, 2006.

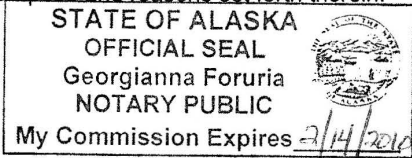
John Bigelow  
[Notarized Signature of Owner(s) of the above described new lot, tract, or parcel]

STATE OF ALASKA )

:ss.

FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 28<sup>th</sup> day of MARCH, 2006, before me, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared JOHN BIGELOW and \_\_\_\_\_, to me known and known to me to be the person(s) whose names are subscribed to the foregoing instrument freely and voluntarily for the stated purpose and reasons set forth therein.



Georgianna Foruria  
Notary Public in Alaska;  
My commission expires 2/14/2010

I hereby certify that the legal description shown hereon has been found to comply with Title 4 Community Development Regulations and Title 49 Land Use Code of the City and Borough of Juneau and is approved by the City and Borough of Juneau Department of Community Development for recording in the office of the Juneau Recording District, Juneau, Alaska.

Attest:

Dated \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk,  
City and Borough of Juneau

\_\_\_\_\_  
Director, Community Development Department  
City and Borough of Juneau

File No.: SUB 2004-00050

After recording return to:  
**CBJ-Community Development Department**  
**155 South Seward Street**  
**Juneau, Alaska 99801**

I:\Forms\planform\lotconsform2003  
Revised 04/10/2003



**CITY/BOROUGH OF JUNEAU**  
**ALASKA'S CAPITAL CITY**

**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

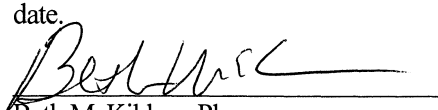
155 So. Seward Street, Juneau, Alaska 99801-1397

Applicant  
File No.: USE2012 0021  
January 10, 2013  
Page 2 of 2

(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

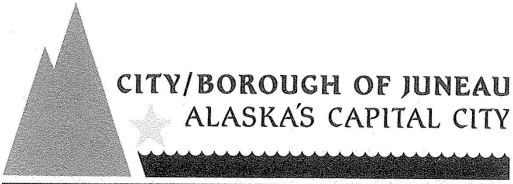
  
Michael Satre, Chair  
Planning Commission

  
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.



**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: April 24, 2013  
File No.: USE2013 0009

Bethany Baptist Church  
PO Box 32897  
Juneau, AK 99803

Application For: Temporary placement of a 5th wheel trailer on-site as a caretaker residence during construction of a new church.

Legal Description: Riverview Acres Lot 14A

Property Address: 4395 Riverside Drive

Parcel Code No.: 5-B25-0-151-002-1

Hearing Date: April 23, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 23, 2013, and approved the conditional use permit for temporary placement of a fifth wheel trailer on-site as a caretaker residence during construction of a new church to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. The fifth wheel trailer, used as a caretaker residence, shall be removed prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the church.

Attachments: April 16, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding USE2013 0009.

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).

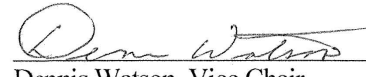
Effective Date: The permit is effective upon approval by the Commission, April 23, 2013.


Expiration Date: The permit will expire 18 months after the effective date, or October 23, 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.

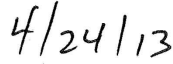
Bethany Baptist Church  
File No.: USE2013 0009  
April 24, 2013  
Page 2 of 2

Project Planner:

  
Jonathan Lange, Planner  
Community Development Department

  
Dennis Watson, Vice 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.




# MEMORANDUM

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

**DATE:** April 16, 2013

**TO:** Planning Commission

**FROM:** Jonathan Lange, Planner   
Community Development Department

**FILE NO.:** USE2013 0009

**PROPOSAL:** Place temporary 5th wheel trailer on site as caretaker residence during construction of new church.

## GENERAL INFORMATION

**Applicant:** Bethany Baptist Church, Reverend Dean C. Blood

**Property Owner:** Bethany Baptist Church

**Property Address:** 4395 Riverside Drive

**Legal Description:** Riverview Acres Lot 14A

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

**Site Size:** 2.67 acres or 116,136 square feet

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

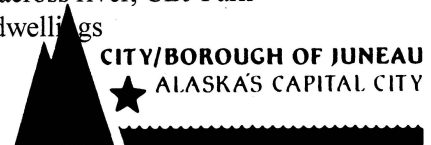
**Zoning:** D-15

**Utilities:** City water and sewer.

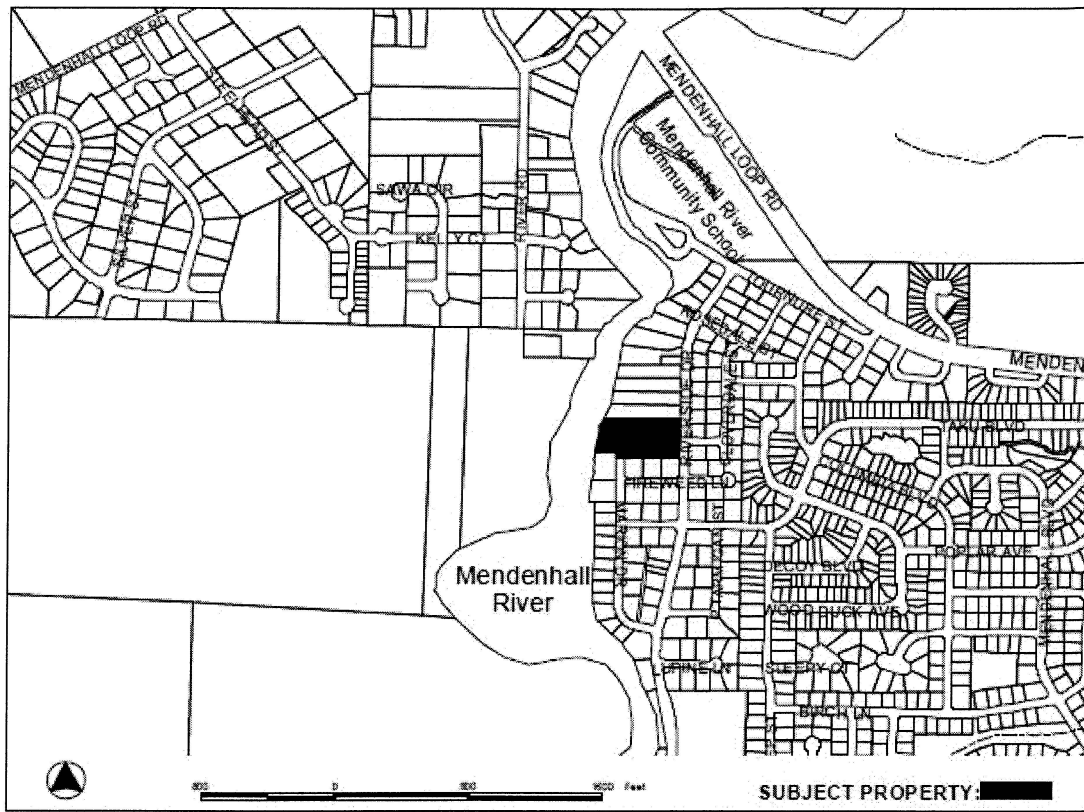
**Access:** Riverside Drive

**Existing Land Use:** Vacant

**Surrounding Land Use:** North - D-15, Vacant  
South - D-5, 3 Single-family dwellings and a Duplex  
East - Mendenhall River; D-1 across river, CBJ Park  
West - D-15, 2 Single-family dwellings



**Vicinity Map**



**ATTACHMENTS**

- Attachment A – Notice of Public Hearing
- Attachment B – Conditional Use Permit and Development Permit Application
- Attachment C – Site Plan
- Attachment D – Pictures of Existing Site

### **PROJECT DESCRIPTION**

The applicant requests a Conditional Use Permit to place a fifth wheel trailer on-site at 4395 Riverside Drive, to be a temporary caretaker residence from May 15, 2013 to October 30, 2013, during construction of the new Bethany Baptist Church. The site is currently vacant, construction is expected to begin soon and the temporary caretaker residence would be on-site as a security precaution.

A Conditional Use Permit is required per the Table of Permissible Uses in the City and Borough of Juneau's Land Use Code, CBJ 49.25.300 1.815 for a D-15 zoned lot to have a caretaker mobile home on an individual lot.

### **ANALYSIS**

**Project Site and Design** - The site is located in a D-15 residential zoning district on a lot that borders the Mendenhall River and is accessed off of Riverside Drive. The lot is 116,136 square feet which far exceeds the 5,000 square foot minimum lot size for the D-15 zoning district.

The applicant has proposed to place the fifth wheel trailer at the back of the proposed construction area. See Attachment C for site plan. Usually a mobile home is used as a caretaker residence and would need to be hooked up to the city utilities, i.e. water and sewer. In this case the applicant is proposing to use a fifth wheel trailer as the caretaker residence. The fifth wheel trailer is a recreation vehicle pulled behind a truck and has a contained sewer and water system. The applicant has stated that the fifth wheel would be taken to an RV waste water disposal to dispose of the waste and water in the contained system.

**Traffic, Parking, and Circulation** - The parking requirement for the caretaker residence is two spaces. The site has ample space to park for the caretaker residence. The property is served by access off of Riverside Drive. The proposed project has adequate space for parking and meets the parking requirement for a caretaker residence.

**Noise** - The proposed caretaker residence will not generate significant noise.

**Public Health or Safety** - There are no anticipated public health or safety issues associated with this proposed caretaker residence.

**Habitat** - The lot is partially within an A flood zone with a base flood elevation of 38 feet. Please see Attachment C for the site plan. The plan shows and takes in account the mapped flood plain and the requirement for a 50 foot setback from the Mendenhall river which is an anadromous stream (per CBJ 49.70.310(a)(4)). The proposed caretaker residence is far from the flood zone and the 50 foot setback from the river.

**Property Value or Neighborhood Harmony** - No available evidence indicates that the proposed caretaker residence will have a negative impact on the property value or neighborhood harmony.

**Conformity with Adopted Plans** – CBJ 49.65.300(3) allows for the use of a mobile home on an individual lot for a caretaker's residence within any district, with the issuance of a Conditional Use Permit.

Staff recommends the following as a condition of approval:

1. The fifth wheel trailer, used as a caretaker residence, shall be removed prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the church.

### **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 1.815 for the D-15 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 April 12, 2013 and April 22, 2013 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.** As described in the preceding analysis, available evidence indicates that the proposed development will not materially endanger the public health or safety.

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

**No.** Based upon the preceding staff analysis, having a caretaker residence on this site during construction of the new church can provide a security measure for the site. No evidence has been found to indicate that the temporary caretaker residence would substantially decrease the value of or be out of harmony with property in the neighboring area.

To insure that the proposed temporary caretaker residence does not substantially decrease the value of or be out of harmony with the property in the neighboring area staff recommends the following condition of approval:

1. The fifth wheel trailer, used as a caretaker residence, shall be removed prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the church.

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

**Yes.** Based upon the preceding staff analysis, it is found that the proposed development is in general conformity with City and Borough of Juneau's Land Use plan.

Planning Commission  
File No.: USE2013 0009  
April 16, 2013  
Page 6 of 6

**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?***

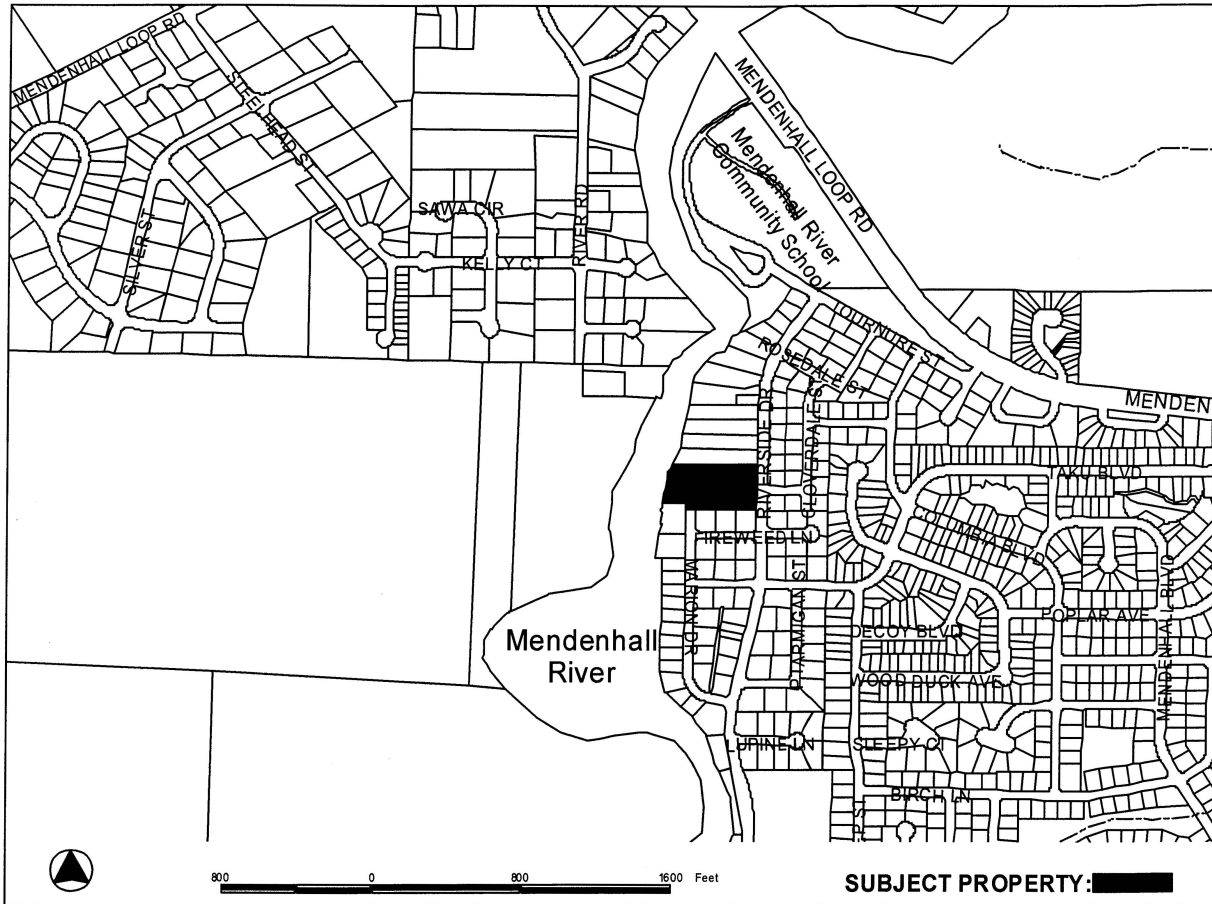
Not applicable.

**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 for a caretaker residence in the D-15 zoning district, at 4395 Riverside Drive, for security measures, from May 15, 2013 through October 30, 2013. The approval is subject to the following condition:

1. The fifth wheel trailer, used as a caretaker residence, shall be removed prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the church.

## NOTICE OF PUBLIC HEARING



**PROPOSAL:** Conditional Use Permit for a temporary 5th wheel trailer placed on site as a caretaker residence during construction of new church.

<p><b>FILE NO:</b> USE2013 0009</p> <p><b>TO:</b> Adjacent Property Owners</p> <p><b>HEARING DATE:</b> Apr 23, 2013</p> <p><b>HEARING TIME:</b> 7:00 PM</p> <p><b>PLACE:</b> <b>ASSEMBLY CHAMBERS</b> Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p><b>APPLICANT:</b> BETHANY BAPTIST CHURCH</p> <p><b>Property PCN:</b> 5-B25-0-151-002-1</p> <p><b>Owner:</b> BETHANY BAPTIST CHURCH</p> <p><b>Size:</b> 2.67 acres</p> <p><b>Zoned:</b> D15</p> <p><b>Site Address:</b> 4395 RIVERSIDE DR</p> <p><b>Accessed via:</b> 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 Jonathan Lange at [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us) or at 586-0218.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: April 11, 2013

# ATTACHMENT A

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <b>USE20130009</b>	Date Received <b>3/19/13</b>
----------------	------------------------------	-----------------------------------	---------------------------------

**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: 49.65.300(3)      49.25.300.1,815

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

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

WE WOULD LIKE TO PLACE A TEMPORARY 5<sup>TH</sup> WHEEL TRAILER ON THE JOB SITE FOR SECURITY PURPOSE. THIS IS ONLY TO BE ON SITE FROM MAY 15<sup>TH</sup>, 2013 TO OCT. 30, 2013. WE ARE REQUESTING THIS TO KEEP MATERIALS AND TOOLS SECURE WHILE WE BUILD THE STRUCTURE.

**IS THIS A MODIFICATION OF AN EXISTING APPROVAL?**     NO     YES - Case # \_\_\_\_\_

**CURRENT USE OF LAND OR BUILDING(S):** EMPTY LOT. BUT, WE ARE GOING TO START CONSTRUCTION ON PROPERTS IN MAY 2013. OUR GOAL IS TO BE COMPLETE BY TIME SNOW FALLS IN 2013.

**PROPOSED USE OF LAND OR BUILDING(S):** SECURITY PURPOSE TO HAVE AN EYE ON MATERIALS AND TOOLS DURING CONSTRUCTION OF BUILDING

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

**SITE AND BUILDING SPECIFICS:**

Total Area of Lot 116,451 square feet      Total Area of Existing Structure(s) 0 square feet  
 Total Area of Proposed Structure(s) N/A 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 checked="" type="checkbox"/> Site Plan<br><input checked="" type="checkbox"/> Floor Plan of proposed buildings<br><input checked="" type="checkbox"/> Elevation view of existing and proposed buildings<br><input checked="" type="checkbox"/> Proposed Vegetative Cover | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation<br><input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
|---|---|

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**

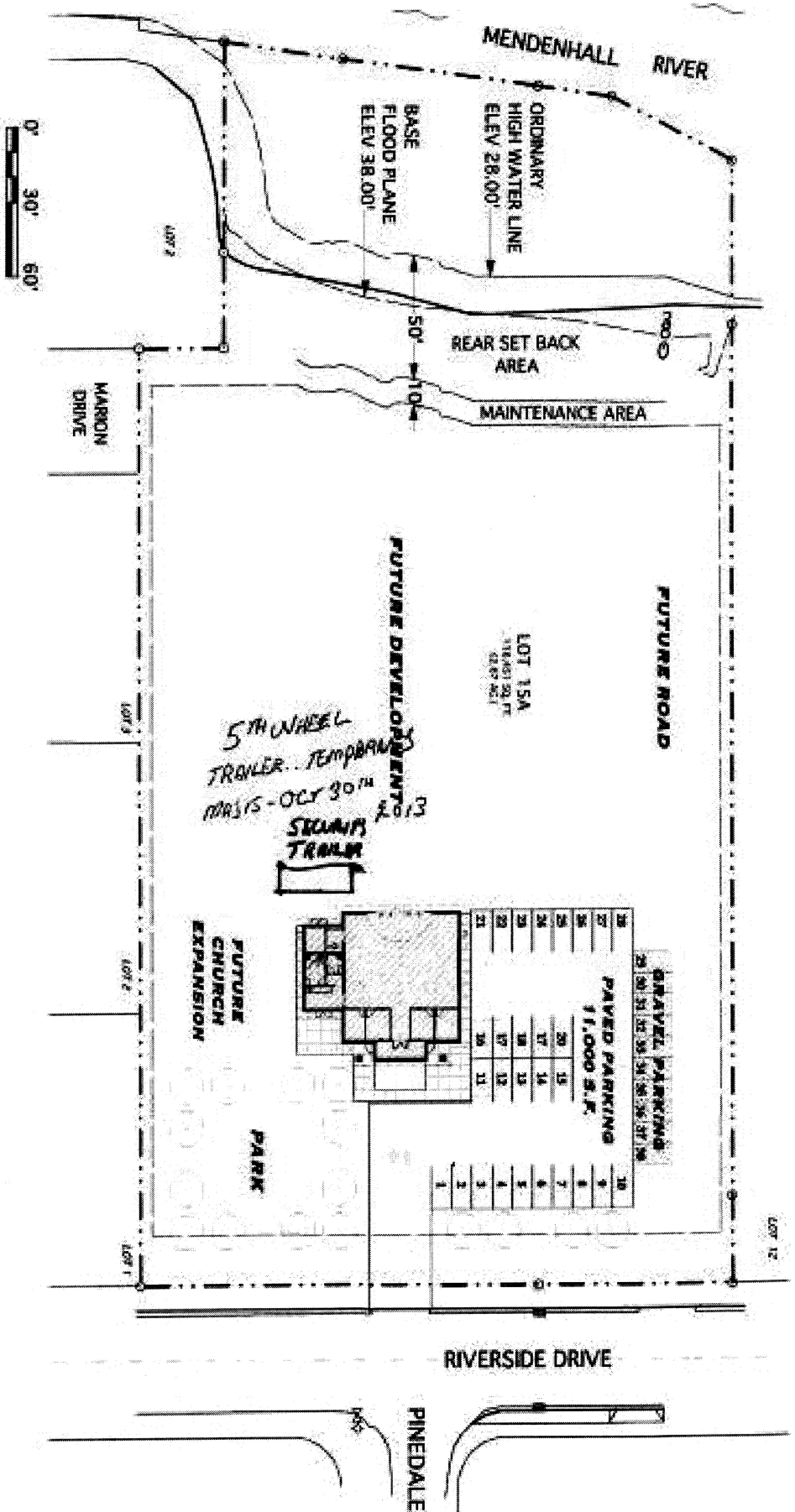
Fees	Check No.	Receipt	Date
Application Fees			
Admin. of Guarantee			
Adjustment			
Pub. Not. Sign Fee			
Pub. Not. Sign Deposit			
<b>Total Fee</b>	<u>500</u>	<u>Credit Card CDD3394</u>	<u>3/19/13</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

## ATTACHMENT B







# ATTACHMENT C

**RICH CONNEEN**  
Architects LLC  
141 B9071 588-3180  
141 B9071 588-3180  
rich@richconneen.com

Bethany Baptist Church ~ proposed site layout

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





**CITY/BOROUGH OF JUNEAU  
ALASKA'S CAPITAL CITY**

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: April 24, 2013

File No.: USE2013 0009

Bethany Baptist Church  
PO Box 32897  
Juneau, AK 99803

Application For: Temporary placement of a 5th wheel trailer on-site as a caretaker residence during construction of a new church.  
Legal Description: Riverview Acres Lot 14A  
Property Address: 4395 Riverside Drive  
Parcel Code No.: 5-B25-0-151-002-1  
Hearing Date: April 23, 2013

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Attachments: April 16, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding USE2013 0009.

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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 §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, April 23, 2013.  
Expiration Date: The permit will expire 18 months after the effective date, or October 23, 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.

Bethany Baptist Church  
File No.: USE2013 0009  
April 24, 2013  
Page 2 of 2

Project Planner: Jonathan Lange  
Jonathan Lange, Planner  
Community Development Department

Dennis Watson  
Dennis Watson, Vice Chair  
Planning Commission

Jamie J. Stein  
Filed With City Clerk

4/24/13  
Date

cc: Plan Review

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5460203

AK Entity #: 36794D  
Date Filed: 09/30/2014  
State of Alaska, DCCED



State of Alaska  
Division of Corporations, Business and Professional Licensing  
**CORPORATIONS SECTION**  
PO Box 110806  
Juneau, AK 99811-0806  
Phone: (907) 465-2550  
Fax: (907) 465-2974  
Website: www.commerce.alaska.gov/occ

DO NOT STAMP ABOVE THIS BOX  
Office Use Only **CORP**

RECEIVED  
Juneau

SEP 30 2014

Division of Corporations, Business  
and Professional Licensing

**ARTICLES OF AMENDMENT**  
**Domestic Nonprofit Corporation**  
**AS 10.20.181**

\$25.00 Filing Fee (non-refundable)

✓ 25 DA

Pursuant to Alaska Statutes 10.20.181, the undersigned corporation adopts the following amended Articles of Amendment.

ITEM 1: Name of the corporation:

Alaska Entity #:

BETHANY BAPTIST CHURCH	36794D
------------------------	--------

ITEM 2: Authorization:

Date the amendment was adopted by a majority of the board of directors, or by a majority of its members (mm/dd/yyyy format):	February 16, 2014
--	-------------------

If adopted by the members of the corporation:

- There are members entitled to vote on the amendment; a quorum was present at the meeting and the amendment received at least two-thirds of the vote, which members present at the meetings or represented by proxy were entitled to cast.
- The amendment was adopted by consent in writing signed by all members entitled to vote with respect to the amendment.

If adopted by the Board of Directors:

- There are no members and the amendment received the vote of a majority of the directors in office.
- There are no members entitled to vote and the amendment received the vote of a majority of the directors in office.

ITEM 3: List each article number being amended, and the amended article in full. Any article being changed is considered an amendment; this includes deletions, edits, corrections, or renumbering of the articles. Verify with previous Articles of Incorporation and amendments already filed.

This is a name change only. Change of name from Bethany Baptist Church to RIVERSIDE BAPTIST CHURCH.

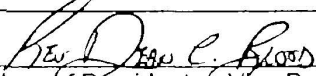
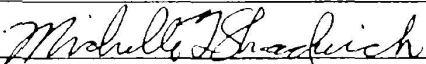


Item 3 continued:

<p><b>RECEIVED</b> Juneau <b>SEP 30 2014</b> Division of Corporations, Business and Professional Licensing</p>		
--	--	--

Attach an additional sheet if necessary.

**ITEM 4:** The Articles of Amendment must be signed by the president or vice president and by its secretary or an assistant secretary of the entity.

	REV DEAN C. BLOOD	9-29-14
Signature of President or Vice President	Printed Name of President or Vice President	Date
	Michelle G. Shadwick	9-29-14
Signature of Secretary or Assistant Secretary	Printed name of Secretary or Asst. Secretary	Date

**NOTE:** Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

**NOTE:** Bylaws are not required to be filed with this office they are to be maintained by the entity. If you include your bylaws they will be returned, without being filed for record.

Mail the Articles of Amendment and the non-refundable \$25.00 filing fee in U.S. dollars to:  
State of Alaska, Corporations Section, PO Box 110806, Juneau, AK 99811-0806

**STANDARD PROCESSING TIME** for complete and correct applications submitted to this office is approximately 10-15 business days. All applications are reviewed in the date order they are received.

Alaska Entity #36794D

**State of Alaska**  
**Department of Commerce, Community and Economic Development**  
**Corporations, Business and Professional Licensing**

## **Certificate of Amendment**

The undersigned, as Commissioner of Commerce, Community and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

**RIVERSIDE BAPTIST CHURCH**  
**formerly**  
**BETHANY BAPTIST CHURCH OF JUNEAU, ALASKA**



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **September 30, 2014**.

A handwritten signature in cursive script that reads "Susan K. Bell".

Susan K. Bell  
Commissioner





QUIT CLAIM DEED

The Grantor, **Bethany Baptist Church, an Alaska non-profit corporation**; of 4395 Riverside Drive, Juneau, Alaska 99801

For and in consideration of one dollar (\$1.00) and other good and valuable consideration, conveys and quit claims to **Riverside Baptist Church, an Alaska non-profit corporation**; whose address is 4395 Riverside Drive, Juneau, Alaska 99801; the following described real estate, located in the Juneau Recording District, First Judicial District, State of Alaska:

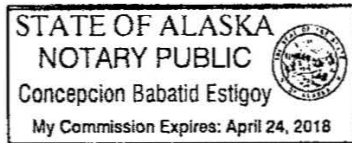
Lot 14A, Riverview Acres, according to the official plat thereof, filed under Plat 2006-17, Records of the Juneau Recording District, First Judicial District, State of Alaska.


Dated this 12<sup>th</sup> day of May 2016.

Rev. Dean C. Blood, President  
Riverside Baptist Church

This is to certify that on this day personally appeared before me, Rev. Dean C. Blood, to me known to be the person which executed the foregoing instrument, who on oath acknowledged to that that she signed the same freely and voluntarily for the uses and purposes therein mentioned.

Given under my hand and official this 12<sup>th</sup> day of MAY,  
2016



  
\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires April 24, 2018.

After Recording  
Return to:  
Rev. Dean C. Blood  
Riverside Baptist Church  
4395 Riverside Drive  
Juneau, Alaska 99801



# *Certificate of Occupancy*

## *City & Borough of Juneau, Alaska*

*This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:*

New church for Bethany Baptist

Building Address: 4395 RIVERSIDE DR

Occupancy Group: A-3\* / E\*

Owner of Building: BETHANY BAPTIST CHURCH  
4395 RIVERSIDE DR  
JUNEAU AK 99801

Building Permit No. BLD20130147

Construction Type: Type V-B

Code Edition: 2006 IBC

Occupant Load: 161


Sprinklers: Required No

Provided No

Legal Description of Building Lot:

RIVERVIEW ACRES LT 14A

Building Official: Charlie Ford, BO



Signature

Parcel No: 5-B25-0-151-002-1

Date of Issuance: June 26, 2024

*Post this Certificate in a conspicuous place for the duration of the stated occupancy.*

## Ilsa Lund

---

**From:** Theresa Ross  
**Sent:** Friday, October 25, 2024 3:17 PM  
**To:** Ilsa Lund  
**Subject:** RE: Please comment- USE24-16 Riverside Baptist Church addition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

It looks like the addition is an E occupancy and per the states amendments to the IFC will require a sprinkler system.

Chapter 9, Section 903.2.3 (Group E) of the *IFC*, is revised to read: “903.2.3 Group E. An automatic sprinkler system must be provided throughout all buildings with Group E occupancies. The use of a fire wall or barrier does not establish a separate building or fire area for purposes of this section.

As determined by the building official an automatic fire-extinguishing system approved under Section 904 shall be installed in a Group E occupancy in accordance with Section 903.2.3, whenever alterations or additions are made to an existing structure containing a Group E occupancy.

Exception: Buildings with Group E occupancies having an occupant load of 50 or less.

I am glad this came back around because I think the designer may have not looked at the states changes when designing the addition.

Have a great weekend.

Theresa Ross, Fire Marshal  
Capital City Fire Rescue  
820 Glacier Avenue  
Juneau AK 99801  
907-586-5322 ext. 4323  
<https://www.juneau.org/fire>



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**From:** Ilsa Lund <Ilsa.Lund@juneau.gov>  
**Sent:** Friday, October 25, 2024 2:27 PM  
**To:** Theresa Ross <Theresa.Ross@juneau.gov>  
**Subject:** FW: Please comment- USE24-16 Riverside Baptist Church addition

Hi Theresa,

Director Lawhorne asked me to follow up with you to get feedback regarding this proposed development for expansion of Riverside Baptist Church. Originally, the case was scheduled for October 8, but was rescheduled for November 12 due to lack of compliance with the public notice requirements by the applicant.

Please let me know if you need more information. Would you please have a response to me by early next week please?

Have a great weekend!

**Ilsa Lund** | Planner I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 ext. 4128



*Fostering excellence in development for this generation and the next.*

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**From:** Ilsa Lund

**Sent:** Tuesday, September 17, 2024 3:07 PM

**To:** Jeffrey Hedges <[Jeffrey.Hedges@juneau.gov](mailto:Jeffrey.Hedges@juneau.gov)>; General Engineering <[General\\_Engineering@juneau.gov](mailto:General_Engineering@juneau.gov)>; Theresa Ross <[Theresa.Ross@juneau.gov](mailto:Theresa.Ross@juneau.gov)>

**Subject:** Please comment- USE24-16 Riverside Baptist Church addition

Hello CBJ Team,

We have received an application from Riverside Baptist Church (4395 Riverside Dr.) to build an addition next to the existing building that houses the sanctuary. As part of the review process, we are circulating the application amongst CBJ departments for input that will be provided to the Planning Commission for review.

Attached is the application. You can also find information at the short-term planning web site:

<https://juneau.org/community-development/short-term-projects>

We have the case scheduled for the Planning Commission meeting on October 8th. If you could provide feedback by **September 27, 2024**, that would be very helpful. I've attached an Agency Comment Form for your use.

Warm regards,

**Ilsa Lund** | Planner I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 ext. 4128

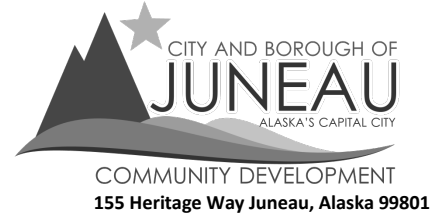
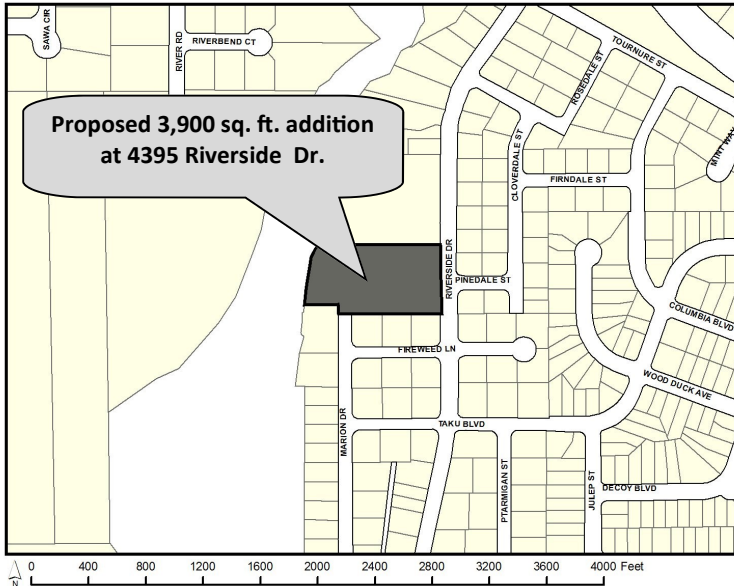


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# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

A **Conditional Use Permit** application has been submitted for consideration and public hearing by the Planning Commission for a **3,900 sq. ft. addition consisting of classrooms, nursery, and multipurpose room at 4395 Riverside Dr.** in a **D15** zoning district.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **September 30, 2024** at  
<https://juneau.org/community-development/planning-commission>  
 Find hearing results, meeting minutes, and more here, as well.

<b>Now through Sept. 20</b>	<b>Sept. 21 noon, Oct. 4</b>	<b>HEARING DATE &amp; TIME: 7:00 pm, Oct. 8, 2024</b>	<b>Oct. 9, 2024</b>
Comments received during this period will be sent to the Planner, <b>Ilsa Lund</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/86982434879">https://juneau.zoom.us/j/86982434879</a> and use the Webinar ID: 869 8243 4879 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4128  
 Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov)  
 Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: USE2024 0016**  
**Parcel No.: 5B2501510021**  
**CBJ Parcel Viewer: <http://epv.juneau.org>**



**SERVICES:**

SUNDAY:	9:30 A.M.	SUNDAY SCHOOL
	10:30 A.M.	MORNING SERVICE
	6:00 P.M.	EVENING SERVICE
WED.:	7:00 P.M.	PRAYER MEETING

PASTOR: REV. DEAN BLOOD  
PHONE: 907-465-7793  
WWW.RBCJUNEAU.ORG

4395 Riverside Dr.

**PUBLIC NOTICE**

CONDITIONAL USE PERMIT  
CASE# USE 2024 0016  
FOR A 3,956 SQFT.  
ADDITION TO AN  
EXISTING 3,574 SQFT.  
CHURCH FACILITY.  
HEARING DATE: 11/12/2024

NO OTHER COMMENTS OR OTHER ADDITIONAL INFORMATION SHOULD BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT AT THE ABOVE FOR REVIEW BY CALLING 907-465-7793

**CLEAN UP  
AFTER  
YOUR DOG**

Attachment K - Abutters Notice and Public Notice Sign Photo



## Ilsa Lund

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**From:** GCI <sbradford@gci.net>  
**Sent:** Thursday, September 26, 2024 8:32 AM  
**To:**  
**Subject:** Community Development Case #USE2024 0016

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear CBJ Planning Commission,

As a unit owner of the adjacent Riverside Condominiums, and also as the vice president of the Riverside Condominium HOA (acting in my individual capacity), I am in full support of the conditional use request for the addition to the Riverside Baptist Church. I am unable to testify at the October 8th meeting, however please include this written testimony as my support for the project.

Thank you,

Steve Bradford  
4401 Riverside Dr Unit B3

Sent from Steve's iPhone

**Ilsa Lund**

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**From:** John Dittrich <jpd99663@gmail.com>  
**Sent:** Thursday, September 26, 2024 8:06 AM  
**To:**  
**Subject:** Community Development Case #USE2024 0016

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Dear CBJ Planning Commission,

As a unit owner of the adjacent Riverside Condominiums, and also as the treasurer of the Riverside Condominium HOA (acting in my individual capacity), I am in full support of the conditional use request for the addition to the Riverside Baptist Church. I am unable to testify at the October 8th meeting, however please include this written testimony as my support for the project.

Thank you,

John Dittrich

**Ilsa Lund**

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**From:** David & Stephanie Means <dsmeans@yahoo.com>  
**Sent:** Saturday, September 28, 2024 10:20 AM  
**To:**  
**Subject:** Case USE2024 0016

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hi

I received my second request to comment on this conditional use permit. I will not be in town for the hearing.

I favor you granting the conditional use permit. An expanded church would be a welcome addition to our neighborhood.

My only concern is that this property is close to Mendenhall River. Hopefully the church is cognizant of this when they prepare their building plans.

Sincerely

David Means  
4301 Riverside Drive  
Juneau