

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: March 4, 2002

File No.: USE2001-00024

Michael Rose/ Helen Troutt
P.O. Box 32000
Juneau, AK 99803-2000

Application For: A Conditional Use permit for construction of a sanctuary addition and supporting facilities to an existing church.

Legal Description: USS 1852

Parcel Code No.: 5-B14-0-102-001-0

Hearing Date: February 26, 2002

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 4, 2001 (**Revised February 19, 2002**) and approved the Conditional Use Permit to be conducted as described in the project description and project drawings submitted with the application and with the following conditions. The conditions were adopted from the application packet entitled Building 4 Destiny (February 26, 2002).

A. The Sanctuary building to be constructed by JCC:

- Shall not exceed a roof height of 49 feet, 2 inches; sloping down to no more than 35 feet toward Fred Meyer, sloping down to no more than 36 feet east toward Gastineau Humane Society; with a "tower" height of no more than 54 feet, and
- Shall have the footprint set forth at page A2.10 of the JCC architect's plan drawing dated June 4, 2001.

B. A landscaped buffer zone shall be created and maintained at the sole cost and expense of JCC as follows:

- As of the date of the granting of the variance, JCC shall not remove the existing trees, which are growing along JCC's property line parallel to Glacier Highway, except to provide for the additional driveway noted as "new 25 foot driveway". The approximate location of the driveway is shown on the applicant's revised site plan dated February 26, 2002, and included in the Commission's packet, on February 26, 2002. This driveway shall be the sole access to the property.
- If any existing trees or trees that comes into existence, are destroyed or die, as of the date approval of the variance is granted, JCC shall, within 6 months, replace that tree with an

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- For those trees along Glacier Highway that have or subsequently grow to, a height in excess of 20 feet, JCC shall maintain them so they do not exceed 32 feet in height.
 - JCC shall not trim any tree in existence, or subsequently comes into existence, along its property line adjacent to and parallel to Egan Expressway to less than 20 feet, nor shall JCC trim any such trees to less than 20 feet.
 - JCC agrees to maintain any and all trees (presently in existence) along Egan Expressway so their height does not exceed the upright port of the highway light standard in existence.
 - When any existing driveway along Glacier Highway is removed or abandoned, JCC shall plant evergreen trees of a minimum of 20 feet in its place, in a manner that will obscure the view of JCC buildings from Glacier Highway.
- C. JCC, at its sole expenses, shall create and maintain ingress and egress from its property as follows:
- JCC agrees to apply to the Alaska Department of Transportation and Public Facilities for a driveway permit as set forth in this variance application.
 - JCC shall construct a new single three-lane driveway (similar to Fred Meyer's main entrance on Yandukin Drive as it exists as of the date of this application) to its facilities at least 250 feet east of the center line of the "existing 22 foot driveway" as noted on page A2.10 of the JCC architect's site plan drawing.
 - As of the date of this agreement, the two existing driveways (as noted in the JCC architect's plan) shall be abandoned and evergreen trees shall be planted as set forth under section 3.B above in which abandonment and planting shall occur prior to the issuance, by the City and Borough of Juneau, of a certificate of occupancy for the sanctuary described in section 3.A above.
- D. JCC, at its sole expense, shall paint and maintain the roof of the proposed new construction and re-roof the existing buildings with green, brown or other muted earth tone and non-reflective or low luster material in harmony with the surrounding landscape.
- E. JCC shall not illuminate the entire parking lot except at times when church activities are scheduled or the buildings are occupied. At other times when parking lot lighting is required for security purposes, use of parking lot light fixtures along Glacier Highway or Gastineau Humane Society sides of the buildings will be avoided. JCC will position and maintain, at its expense, parking lot floodlights so Walpole Acres Homeowner properties do not get "bounce back" reflections or topside "light leakage" from the floodlights.

Attachment: December 4, 2001, (**Revised February 19, 2002**) memorandum from Oscar Graham, Community Development to the CBJ Planning Commission regarding USE2001-00024).

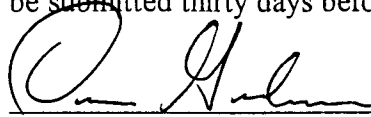
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

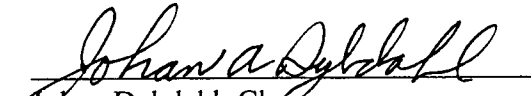
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Effective Date: The permit is effective upon approval by the Commission.
(February 26, 2002)

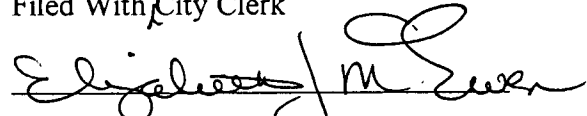
Expiration Date: The permit will expire 18 months after the effective date or August 26, 2003, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Oscar Graham, Planner


Johan Dybdahl, Chairman
Planning Commission

Deputy
Filed With City Clerk


March 5, 2002

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 - 1-800-949-4232, or fax 360-438-3208.