MEMORANDUM

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

DATE: February 13, 2014

TO: Planning Commission

FROM: Beth McKibben, Planner HWM.
Community Development Department

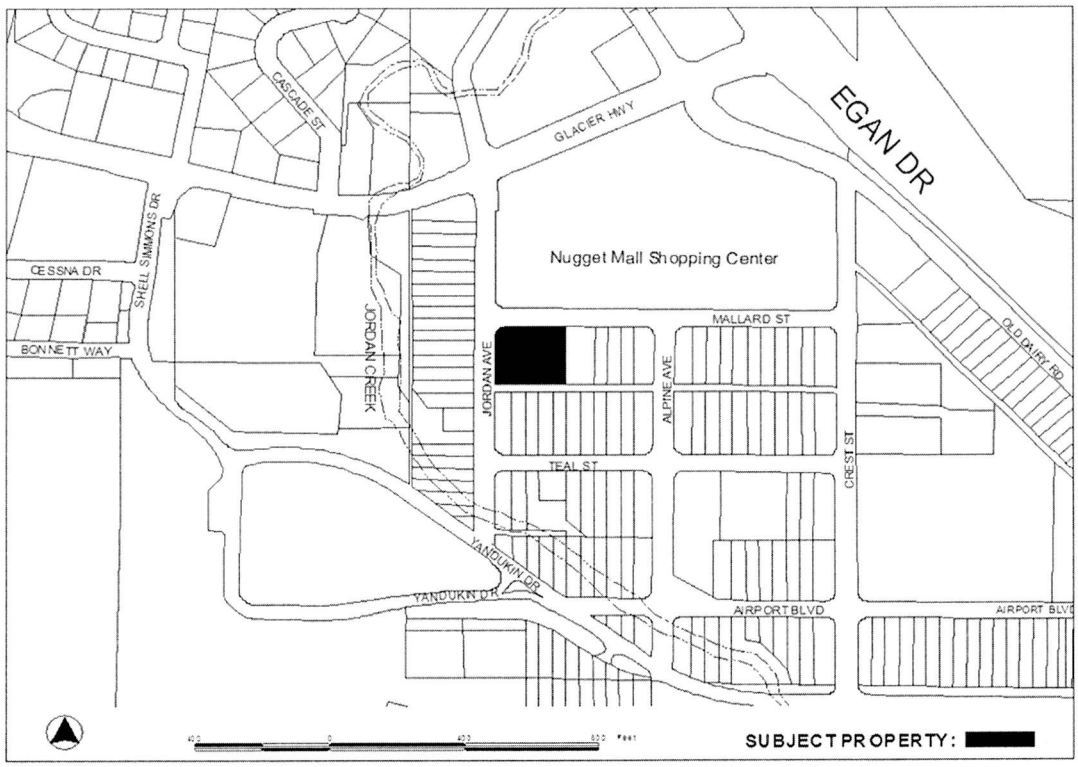
FILE NO.: USE2013 0038

PROPOSAL: A modification of a Conditional Use Permit to allow "value added" processing.

GENERAL INFORMATION

Applicant:	Alaska Glacier Seafoods, Inc.
Property Owner:	Glacier Holdings LLC
Property Address:	8895 Mallard Street
Legal Description:	Valley Centre Block E Lots 1 - 5
Parcel Code Number:	5-B15-0-104-001-0
Site Size:	41,097 Square Feet
Comprehensive Plan Future Land Use Designation:	General Commercial
Zoning:	GC, General Commercial
Utilities:	City water & sewer
Access:	Mallard Street & Jordan Avenue
Existing Land Use:	Commercial (former site of auto sales)
Surrounding Land Use:	North – (GC) Nugget Mall and Alaska Pacific Mortgage South – (GC) Vacant East – (GC) Stanley Ford, Mendenhall Auto West – (GC) Mixed Use

VICININTY MAP



PROJECT DESCRIPTION

The applicant requests a modification of USE2013 0002 which allowed for the development of a medium manufacturing facility to be used for seafood packaging which is a conditional use in the General Commercial zone according to the Table of Permissible Uses (49.25.300 section 4.070). The approved Conditional Use permit allows processed salmon roe to be brought to this location for final sorting and packaging and then shipped out via air and water. The applicant is now asking to modify this Conditional Use to expand the medium manufacturing to allow for more than the packaging of salmon roe. They wish to allow secondary and tertiary processing, commonly called "value added" processing.

BACKGROUND

According to the building permit files the building was constructed in 1967 and the use of the building was noted as automotive sales and service. It appears the building has been used consistently since that time for automotive sales and service. During the summer of 2012 Alaska Glacier Seafoods purchased the property and began packaging previously processed salmon roe on site. Because of the change of use of the building from auto sales and services to medium manufacturing, a Conditional Use permit was required and was approved in March 2013.

ANALYSIS

Medium Manufacturing is defined (49.80.120) as the processing and or fabrication of materials or products where the process involved will produce noise, vibration, emissions, or other impacts that are perceptible neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable effect on other businesses or property values.

Title 49 does not define seafood processing, which is allowed in the RR, WC, WI and I zoning districts. However, when considering the first Conditional Use permit application from Alaska Glacier Seafoods it was determined that this land use was intended to apply to "primary" processing of whole fish.

Alaska Glacier Seafoods operates a seafood processing facility in Auke Bay where they offload fish, heading and gutting and other activities which create a lot of effluent and processing waste. The proposed activities at the Mallard Street location include filleting of already cleaned fish, fillet portioning, seasoning/smoking, vacuum packaging of seasoned portions, production of fish burger, production of pre-made/pre-packaged meals, freezing and packaging of all final products, fresh shipment preparation and similar uses, as well as the roe processing and packaging already permitted. The uses proposed at the Mallard Street location fit with within the definition of medium manufacturing.

Project Site: The General Commercial zoned site encompasses Valley Centre Block E Lots 1 – 5. The lots have been used as one site since the building was constructed. The total area of the site is 0.9435

acres. It is located at the corner of Mallard Street and Jordan Avenue. There is a sidewalk and no ditches adjacent to the street. There are planters with trees along Mallard Street. The site is primary paved.

Project Design: The site is fully developed with the 9,640 square foot building and fully paved parking area. No exterior changes to the building or site are planned with this project. The applicant indicates the windows are currently covered with paper but more appropriate window treatments will be provided. Secondary and tertiary processing will require trucking of previously processes fish products to the site from the Auke Bay facility for final sorting, processing and packaging. The only waste will be from contact water and ash from smoking. The amounts will be small, contact water will go down the regular sewer system and ash will be used for compost or be bagged and disposed with regular trash. The trimmings are considered to be food grade material and are treated as such. Currently trimmings are often used for pet food products but that use may be expanded as the industry changes. Only secondary and tertiary value added activities will take place at this site. The packaged product will then be loaded onto trucks and delivered for shipment by either airplane or barge. All sorting and packaging will take place inside the existing building. A large freezer (8' x 20') will be stored on site near the southeast corner of the building. Packaged product stored there waiting for shipment.

CBJ 49.50.300 requires 10% of the site be maintained with vegetative cover. For this site 4,110 square feet of vegetative cover is required. Staff notes that with the change of use of the building the project must comply with current vegetative cover requirements (CBJ49.30.600(a)). One of the conditions of approval for USE2013 0002 was in addition to the vegetated areas discussed in the application submitted with the project application, additional vegetative cover totaling 4,110 square feet shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the manufacturing use. Staff recommends that this condition be carried over and included with the approval of this modified use permit.

Traffic: Using the ITE Trip Generation Manual staff estimated traffic. The highest estimate is 37 trips on a weekday when using the gross floor area of building for the estimate and when using the acreage of the site. When using the number of employees 32 trips on a weekday is estimated. The applicant states that there is an average of 15 round trips by truck to the site on a daily basis. 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.

As part of this Conditional Use permit process, staff solicited comments from the CBJ Streets Department and Alaska Department of Transportation & Public Facilities (AKDOT&PF) regarding traffic issues and/or concerns related to this proposal. Neither department submitted any comments or concerns regarding the proposed project.

Parking and Circulation: CBJ 49.40.210 (a) requires one parking space per 1,000 square feet of gross floor area for manufacturing. Plus offices associated with the manufacturing shall provide parking space required for offices. The project plans show 9,220 square feet of gross floor area for manufacturing, requiring 9 parking spaces, and 400 square feet of office space, requiring 2 parking spaces, for a total 11 spaces, one of which must be a van accessible space.

One loading space is also required. There appears to be ample space on the site to accommodate the required loading space. The application materials note 32 parking spaces, but the site plan does not show this. Staff recommends that prior to issuance of a building permit for the manufacturing use, the applicant must submit a revised site plan showing 11 parking spaces, 1 accessible vehicle space, and 1 loading zone, and circulation aisles that comply with the requirements of CBJ 49.40.

Exterior Lighting: Exterior lighting is existing and no new lighting is planned. The application includes an illustration of the type of lighting fixture that is currently on-site.

Storage - 04 CBJAC 050.020 establishes performance standards for commercial and industrial uses. Section (g) requires that all open storage, excluding outside merchandising, meet the front yard setbacks of the district. This section also requires open storage to be enclosed by a sight obscuring fence or planting at least six feet high. The front setback for this site is 10 feet. According to information provided by the applicant, all sorting and packaging of previously processed roe will take place inside the existing building. There is a freezer facility that is located outside the building for storing packaged product. No open storage is planned for this location. The freezer facility must comply with setbacks.

Noise – Noise is not expected to be of concern. All sorting and packaging is to take place inside the building. Truck and employee traffic is low, less than the surrounding commercial uses.

Odor - Processing of fish does create odor. Packaging of previously processed salmon generally creates very little odor. Smoking of fish product may create odor, similar burning of wood stoves. However, smoking fish will fall well with the limitations of the Medium Manufacturing classification, which allows for emissions 'that are perceptible to neighboring property owners but are not offensive or obnoxious'. Smoking of fish will likely produce a perceptible but pleasant odor. Further, this will not be a continuous process, as smoking will be done periodically and in batches. All packing of value added product will take place inside the building. The freezer facility outside uses refrigerant that is environmentally friendly and non-toxic. The definition of "medium manufacturing" (CBJ 49.80.120) states in part that the process involved will produce noise, vibration, emissions or other impacts (such as odor) that do not have a measurable negative impact on other businesses or property values. Staff recommends an advisory condition that noise, vibration, emissions or other impacts (such as odor) will not have a measurable negative impact on other businesses or property values.

Public Health or Safety - The structure is existing and meets all zoning requirements for height and setback and will meet all applicable building code requirements for fire safety. A sprinkler system has been approved for the building and has been installed. All sorting and packaging of the previously processed salmon roe will be done inside the building. Fire vehicle access to the property will be via city rights-of-way. No public health or safety concerns have been raised by this proposal and the Fire Marshal had no comments.

Property Value or Neighborhood Harmony - Surrounding uses are primarily commercial. The site faces the back side of the Nugget Mall and there is a car dealership to the east. Because the work will be done inside the existing building, and the use is expected to generate a low

volume of traffic is in the use is harmony with the surrounding neighborhood.
Signs - A separate permit process per CBJ 49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Conformity With Adopted Plans - The 2013 Comprehensive Plan, Chapter 5, Economic Development, addresses the Seafood Industry and Commercial Fishing and notes that they are an important sector of the CBJ economy. Policy 5.14 states:

> *"To support the economic development and expansion of the seafood industry and of services and facilities that benefit commercial fishing activity and to attract and retain harvesters, processors, and sustainable aquaculture activities in Juneau."*

Chapter 5 also speaks to Commercial and Industrial Development. Policy 5.11 states:

> *To encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revues that support public services.* (emphasis added)

Secondary and tertiary processing of fish products is an element of the basic sector industry of commercial fishing/seafood processing. This facility will certainly expand the seafood processing industry and may extend the processing season. Granting a Conditional Use permit for medium manufacturing in a general commercial district, with appropriate conditions, is consistent with the 2013 CBJ Comprehensive Plan.

FINDINGS

CBJ 49.15.320 (e), Decision, states that the Planning Commission shall consider the Conditional Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this title; and,
4. Whether conditions are necessary for approval.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:

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

Yes. We find the application contains the information necessary to conduct a 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 requested permit 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 4.070 for the General Commercial 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 February 14, 2014 and February 17, 2014issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

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

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

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

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

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

Yes. As discussed above, the proposed development is in general conformity with the land use plan, particularly Policies 5.11 and 5.14.

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

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

Yes. This proposal does not need to go through the Alaska Coastal Management Program review.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a medium manufacturing facility. The approval is subject to the following conditions:

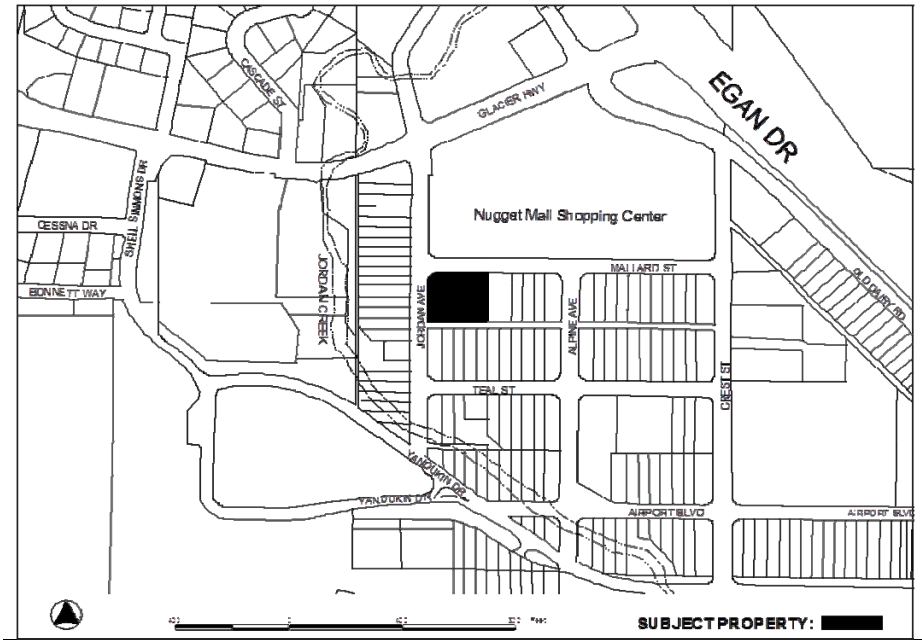
1. In addition to the vegetated areas discussed in the application submitted with the project application, additional vegetative cover totaling 4,110 square feet shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the manufacturing use.

2. Prior to issuance of a building permit for the manufacturing use, the applicant must submit a revised site plan showing 11 parking spaces, 1 accessible vehicle space, and 1 loading zone, and circulation aisles that comply with the requirements of CBJ 49.40.

Advisory Condition:

3. Noise, vibration, emissions or other impacts (such as odor) will not have a measurable negative impact on other businesses or property values.

NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROPOSAL: Modify Conditional Use permit to allow value added seafood processing.

File No:	USE2013 0038	Applicant:	Alaska Glacier Seafood, Inc.
To:	Adjacent Property Owners	Property PCN:	5-B15-0-104-001-0
Hearing Date:	February 25, 2014	Owner:	Glacier Holdings, Inc.
Hearing Time:	7:00 PM	Size:	41,097 Square Feet
Place:	Assembly Chambers	Zoned:	General Commercial
	Municipal Building	Site Address:	8895 Mallard Street
	155 South Seward Street	Accessed Via:	Mallard Street
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

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

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

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

Date notice was printed: January 14, 2014

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
USE20130038			12/20/13

TO BE COMPLETED BY THE APPLICANT

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment*** (AAP) ☐ Driveway in Right-of-Way (ADW)

☑ Use Listed in §49.25.300 (Table of Permissible Uses) (USE)

Please list the Table of Permissible Uses Category: TPU 4.070 Medium Manufacturing

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

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

Value-added Processing Facility. Primary processed seafood arrives from offsite and secondary and tertiary processing steps are performed and seafood is prepared for export/ sale. There are accessory offices, storage areas and utilities.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL? ☐ NO ☑ YES – Case # USE2013 0002

CURRENT USE OF LAND OR BUILDING(S):

The facility is currently permitted for value-added processing under a medium manufacturing conditional use permit, but the allowed uses ~~are limited to roe processing and product packaging. The requested changes will lift that unnecessary restriction, but all uses of the facility~~ will continue to comply with the medium manufacturing classification.

PROPOSED USE OF LAND OR BUILDING(S):

See above

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

SITE AND BUILDING SPECIFICS:

Total Area of Lot 41097 square feet Total Area of Existing Structure(s) 9640 square feet

Total Area of Proposed Structure(s) 0 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:

☑ Site Plan
☑ Floor Plan of proposed buildings
☑ Elevation view of existing and proposed buildings
☑ Proposed Vegetative Cover
☑ Existing and proposed parking areas (including dimensions) and proposed traffic circulation
☐ 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	$ 500.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50.00			
Pub. Not. Sign Deposit	$ 100.00			
Total Fee	$ 650.00	17753	CDD4635	12/20/13

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number USE20130038	CITY and BOROUGH of JUNEAU	Date Received: 12/20/13
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
Value-add Processing Facility. Primary processed seafood arrives from offsite and secondary and tertiary processing steps are performed and seafood is prepared for export/ sale. There are accessory offices, storage areas and utilities.

PROPERTY LOCATION

Street Address	City/Zip
8895 Mallard Street	Juneau, 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
Valley Centre Block E Lots 1-5 and Lots 18-22

Assessor's Parcel Number(s)
5-B150104-0010, 0100, 0110, 0120, 0130, 0140

LANDOWNER/LESSEE

Property Owner's Name	Contact Person:	Work Phone:
Alaska Glacier Seafoods, Inc.	Jim Erickson	907-790-3595
Mailing Address	**Home Phone:**	**Fax Number:**
PO Box 34363, Juneau, AK 99803		907-790-4286
E-mail Address	**Other Contact Phone Number(s):**	
jim@alaskaglacierseafoods.com	Jesie 907-790-3584	

LANDOWNER/LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date: 10/8/13

X _____ Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
Jesie Ormsby	Jesie Ormsby	907-790-3584
Mailing Address	**Home Phone:**	**Fax Number:**
PO Box 34363, Juneau, AK 99803		907-790-4286
E-mail Address	**Other Contact Phone Number(s):**	
jesie@alaskaglacierseafoods.com		

X _____ Applicant's Signature — Date of Application: 10/8/13

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

STAFF APPROVALS

✔	Permit Type	ASSIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
✓	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		12/20/13	USE20130038
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

ALASKA GLACIER SEAFOODS INC
"Alaska's Finest"

October 18, 2013

Beth McKibben
Senior Planner
City & Borough of Juneau
Community Development Department
155 S. Seward Street
Juneau, Alaska 99801

Re: Alaska Glacier Seafoods Application for Revised Use Permit at 8895 Mallard Street

Dear Ms. McKibben,

Thanks to you and other CBJ staff for meeting with us last week regarding the permit for our Mallard St. facility. We appreciated the helpful suggestions and open discussion, and it is our hope that the matter can be dealt with at your Director's level rather than going back to the Planning Commission. I hope that the revised and expanded narrative that we are including is helpful to you in that regard. Please let me know if there is anything else we can provide.

Kind regards,

Jim Erickson
Vice-President

RECEIVED
DEC 20 2013
PERMIT CENTER/CDD

P.O. BOX 34363 • JUNEAU, ALASKA 99803 • (907) 790-3590 • Fax: (907) 790-4286

This narrative is in support of Alaska Glacier Seafood's (AGS) application for a modified Conditional Use Permit for Medium Manufacturing at its value-add processing facility at 8895 Mallard Street. A Conditional Use Permit (USE2013 0002) was issued pursuant to the Planning Commission Notice of Decision dated March 14, 2013. That permit allows AGS to perform Medium Manufacturing, which is what we need, but is limited to "seafood packaging". Further, the report provided to the Planning Commission was also limitative in scope, as it mentioned only salmon roe. This was due to misunderstanding of the permitting process on our part. We should have been more comprehensive in our approach, but instead cited only the initial planned activity at the site. In fact, our value-added activities will encompass a number of secondary and/or tertiary processing steps and will almost certainly encompass more than just salmon.

To the best of our knowledge there is no Alaska regulatory definition of primary, secondary and tertiary seafood processing. Nor were we able to identify unambiguously clarifying language from sources like the UN Food and Agriculture Organization. However, there are generally accepted understandings of these terms within the industry, particularly for primary processing. The line between secondary and tertiary processing is less certain, and depends less on the actual processes used than on the market level being targeted. The following language is taken from the website of Norwegian-based Marine Harvest, the world's largest producer of salmon. Marine Harvest engages in both primary and secondary processing and distinguishes the activities as follows:

Primary Processing

> "The basic form in which we sell fish is directly after they have been gutted. The next step is to take off the head. This is what we mean by primary processing. In fish sales you may see references to HOGs and HGs; that is head on and gutted and head off and gutted. From this point, we have several options. The fish can be sold, with or without heads and fresh or frozen, or they can be moved on to secondary processing."

Secondary Processing

> "Secondary processing takes the gutted fish and prepares products ready for retail and food service. These are products such as fillets, steaks and portions. By-products, such as tails and trimmings, are also sold. These activities take place ... in our secondary processing plants ... which receive gutted salmon. (Secondary) processed products, such as trimmed fillets, steaks and portions (may be) packaged ready to be displayed at ...retailers. Usually these packages, for example sealed trays or bags, are filled with modified atmosphere. Other packaging options that help extend the life of fresh products include vacuum packing, often used for smoked fish products."

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DEC 20 2013
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Tertiary Processing

Distinctions between secondary and tertiary processing preparations can be harder to pin down. Whereas "secondary" generally refers to basic value-added steps like filleting, portioning, roe

preparation, etc. that are aimed at producing products principally for the retail and food service sectors (that is, basic products that go to major supermarket chains, food service distributors like Sysco, or third level processors), "tertiary" processing most often refers to preparations that are aimed to be consumer ready. In some cases the difference is only in packaging scale, as in the difference between bulk food service cartons of frozen fish fillets that distributors sell to restaurant chains versus much smaller packages for direct consumer purchase. In other cases the difference is in the scale of the actual processing. For instance, the preparation of consumer ready frozen dinners or entrees is generally considered tertiary processing.

Operations at Mallard Street Value-Add Facility

The important distinction between what we are seeking approval for at Mallard Street and what we do at our main plant site is that the main plant in Auke Bay is engaged in primary seafood processing. That entails offloading unprocessed fish and performing those basic steps, such as eviscerating, which generate large processing waste and effluent. In contrast, only product that has been though primary rocessing steps, and is ready for secondary or tertiary processing is proposed to be used at Mallard St.

Examples include the roe processing and packaging that is already approved, but could also include

- filleting of already cleaned fish;
- fillet portioning,
- seasoning and / or smoking;
- vacuum packaging of seasoned portions;
- production of salmon and halibut burger;
- production of pre-made / pre-packaged meals;
- freezing and packaging of all final products;
- fresh shipment preparation, and
- other secondary / tertiary processing steps of a similar nature.

That list is intended to be illustrative, not limitative. The actual range of potential value-add activities is quite large and impossible to fully define in advance, as product lines change in response to customer demand. The essential point is that these processes can all be successfully accomplished within the definition of medium manufacturing in which processes may "produce noises, vibration, emissions or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable negative impact on other businesses or property values." In other words, all value-added steps would meet the standard already established and accepted for salmon roe processing.

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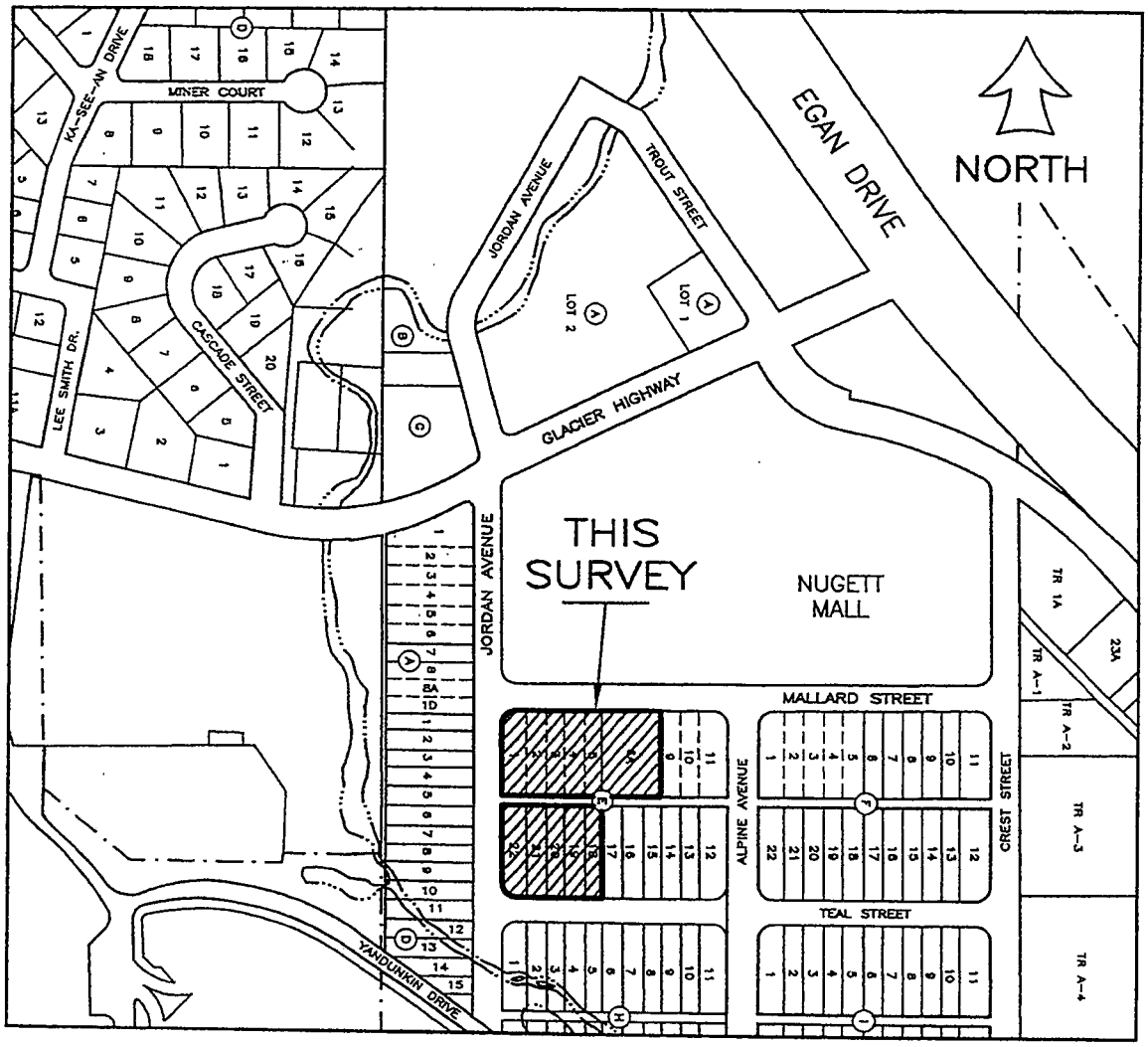

VICINITY MAP

SOURCE: C.B.J. BASEMAP SERIES (E-6 & E-7) – SCALE: 1" = 400'

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)D ZONE DESIGNATION AS SHOWN ON
ONAL FLOOD INSURANCE RATE MAP.

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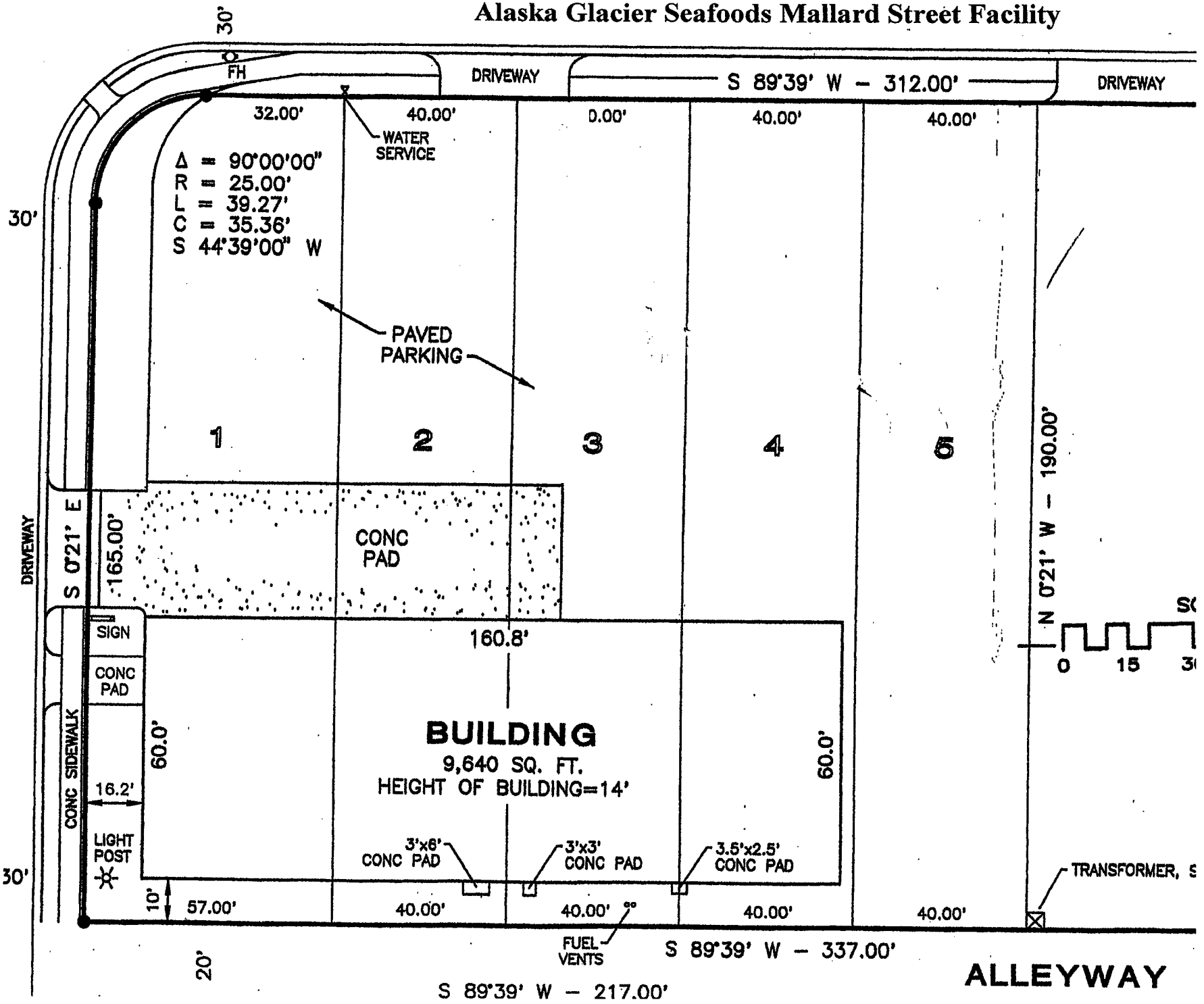
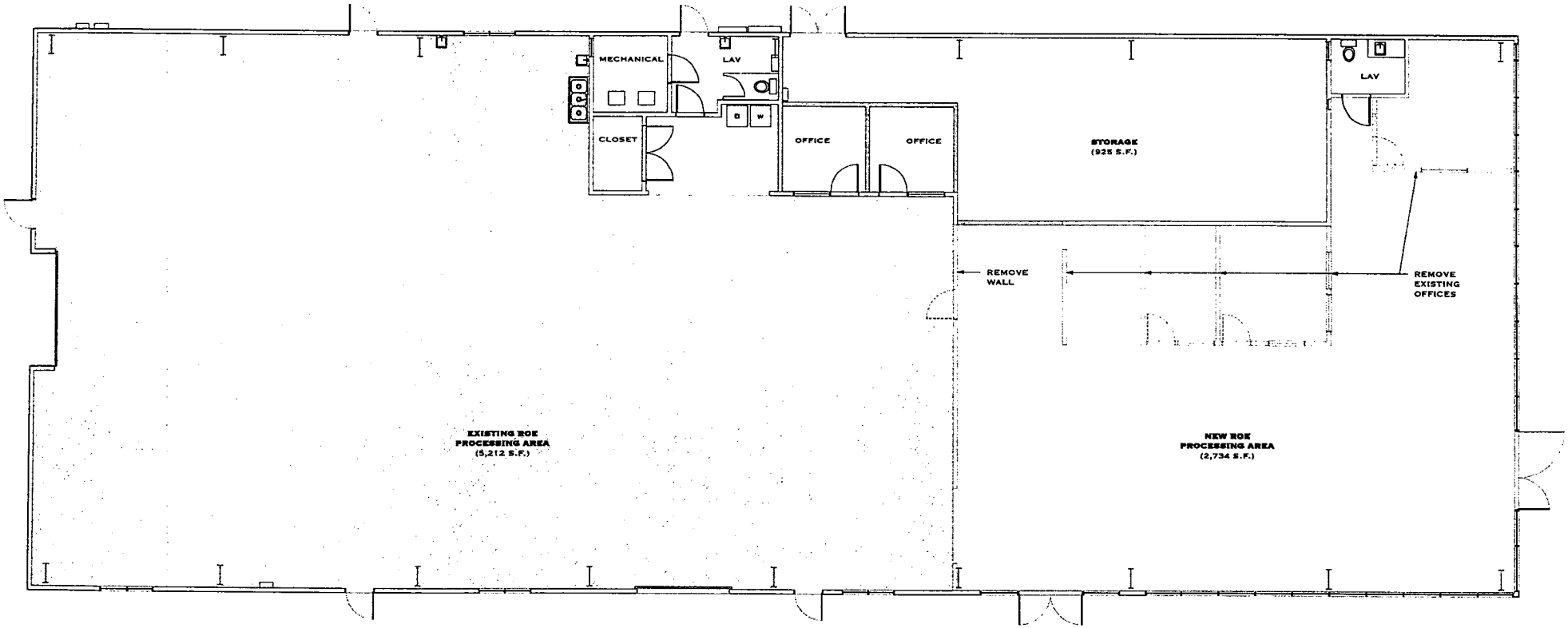
MALLARD STREET

Alaska Glacier Seafoods Mallard Street Facility





FLOOR PLAN (9,710 S.F. GROSS AREA) = 45 OCCUPANTS

0 4' 8' 16'

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

CODE REVIEW- **AK GLACIER SEAFOODS**

Code:	**International Building Code (IBC) 2006**		
Occupancy (Sec. 303.1):	**F-2**	Factory Industrial - low hazard (Packaging of noncombustible materials)	
Subject Areas:	Total gross area building		**9,710 s.f.**
		Existing processing F-2 area	5,212 s.f.
		New processing F-2 area	2,734 s.f.
		Accessory F-2 storage area (9'+)	925 s.f.
		F-2 mechanical, laundry & lav	939 s.f.
		Total gross area F-2	9,710 s.f.
Occupancy Load: (table 1004.1.1)	Total Occupants:	(43.93 + 1.85)	**45 occupants**
	F-2 Manufacturing:	8,756 + 200 =	43.93
	F-2 Warehouse:	925 + 500 =	1.85
Automatic Sprinkler:	F-2:	**Not required** (sec. 903)	
Fire Alarm System:	F-2:	**Not required** (sec. 907.2.7) (Occupancy=45 occupants < 500 occupants)	
Separations :	**None**		
Constr. Type (Table 5-B):	**V-B** (wood, non. rated)		
Ext. Wall Fire Resistance:	(Table 601) (< 10 ft - 1 hr. rating required) Complies		
Parapet:	Not Applicable- ratings not required		
Ext. Wall Openings:	(Table 704.8)= Complies < 3 ft - Not permitted , Protected 3 ft to 5 ft. < 5 ft - Protected (not to exceed 15% of wall area) < 10 ft - Unprotected (not to exceed 10% of wall area)		
Max. Height (table 503):	Not Applicable		
Max. Stories (table 503):	Not Applicable		
Max. Area per Floor:	**V-B / M occ**		13,000 s.f. allowable per floor 9,710 s.f. actual- Complies
Exit Load:	Occupancy 45 < 49 =		1 Required (table 1015.1) 2 Provided
Inswing Doors:	Occupancy 45 < 50 =		Out swing not required (1008.1.2)
Rated Corridors:	Not Applicable because of direct exits		
Restroom Fixture Count:	**F-2 (industrial)**		**45 occupants** (Table 2902.1)
	23 Male water closets =		(1) per 100 occ. = 1 required
	22 Female water closets =		(1) per 100 occ. = 1 required
	23 Male lavatories =		(1) per 100 occ. = 1 required
	22 Female lavatories =		(1) per 100 occ. = 1 required
	Complies		

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richconneen
Architects LLC
7001 N. Douglas Hwy
Juneau, AK 99801
T: (907) 586-2100
F: (907) 586-3182
E: rich@richconneen.com

DATE:

FIRST FLOOR PLAN

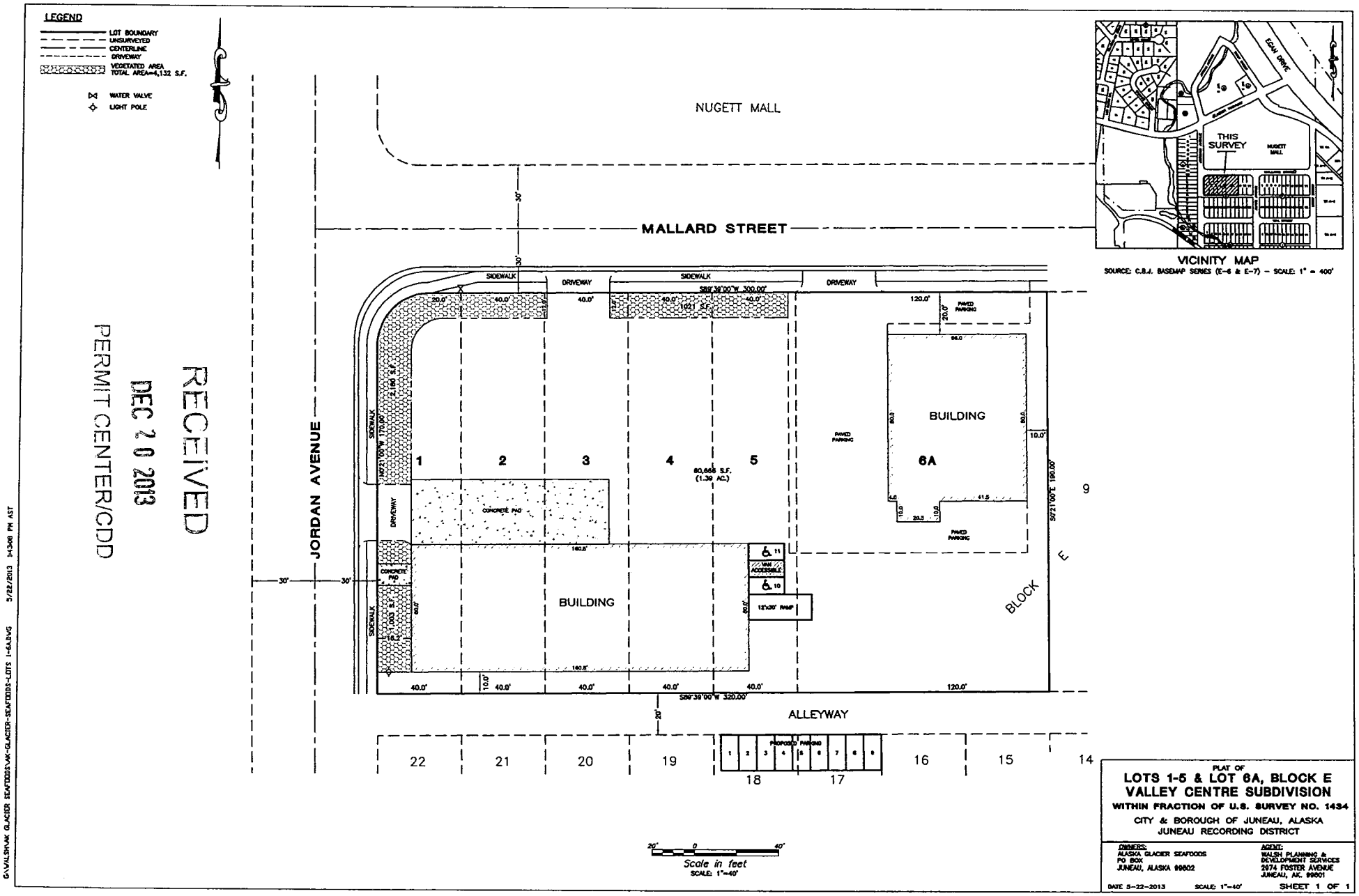
ALASKA GLACIER SEAFOODS
PO Box 34363
Juneau, AK 99803
780-3890

PLAN
1ST FLOOR

DATE: 8/27/12

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

A-1



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G:\VALSHAK GLACIER SEAFOODS\AK-GLACIER-SEAFOODS-LOTS 1-6A.DWG 5/22/2013 11:30:8 PM AST

PLAT OF
LOTS 1-5 & LOT 6A, BLOCK E
VALLEY CENTRE SUBDIVISION
WITHIN FRACTION OF U.S. SURVEY NO. 1434
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

OWNERS:
ALASKA GLACIER SEAFOODS
PO BOX
JUNEAU, ALASKA 99802

AGENT:
WALSH PLANNING & DEVELOPMENT SERVICES
2074 FOSTER AVENUE
JUNEAU, AK. 99801

DATE 5-22-2013 SCALE: 1"=40' SHEET 1 OF 1

9148 James Blvd.
Juneau, AK 99801
glaciergardens.com

Ph: 907-789-5166
Fax: 907-789-5598
info@glaciergardens.com

Glacier Gardens
Yard Doctor Landscape

Jesie – Alaska Glacier Seafoods
jesie@alaskaglacierseafoods.com

Quote for 50 X 10 foot landscape materials

-	(2) Red sunset or Franks Red Maple	259.95 ea	$519.90
	or		
-	(3) Katsura Tree	269.95 ea	$809.85
-	(3) Artic Fire Dogwoods	49.95 ea	$137.85
-	(40) Bags Bark mulch	15.95 ea	$638.00
-	(5) Emerald spreading yew 2 gal	39.95 ea	$199.75
-	945 sq ft geotech fabric	.25/sq ft	$945.00
		Total:	$ 2440.5 or 2730.45

Thank you for the opportunity to bid on your landscape materials. Let me know if we can help,

Cindy Bowhay
907-789-5166

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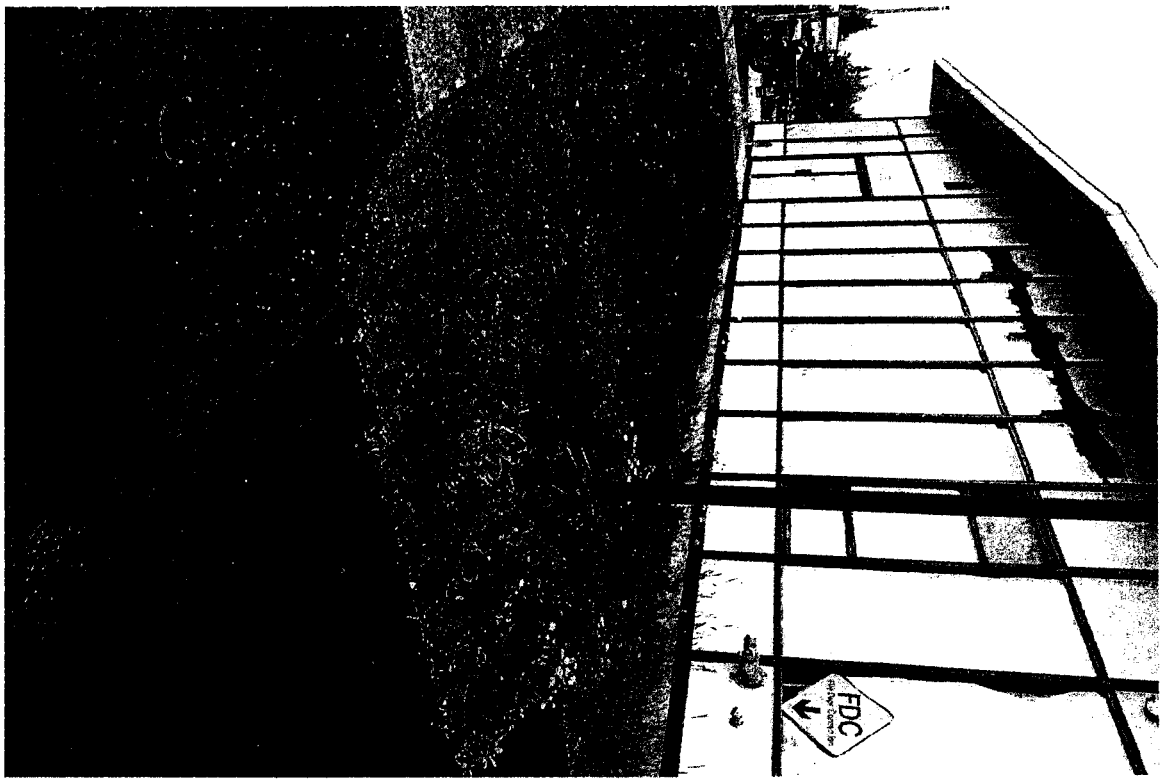

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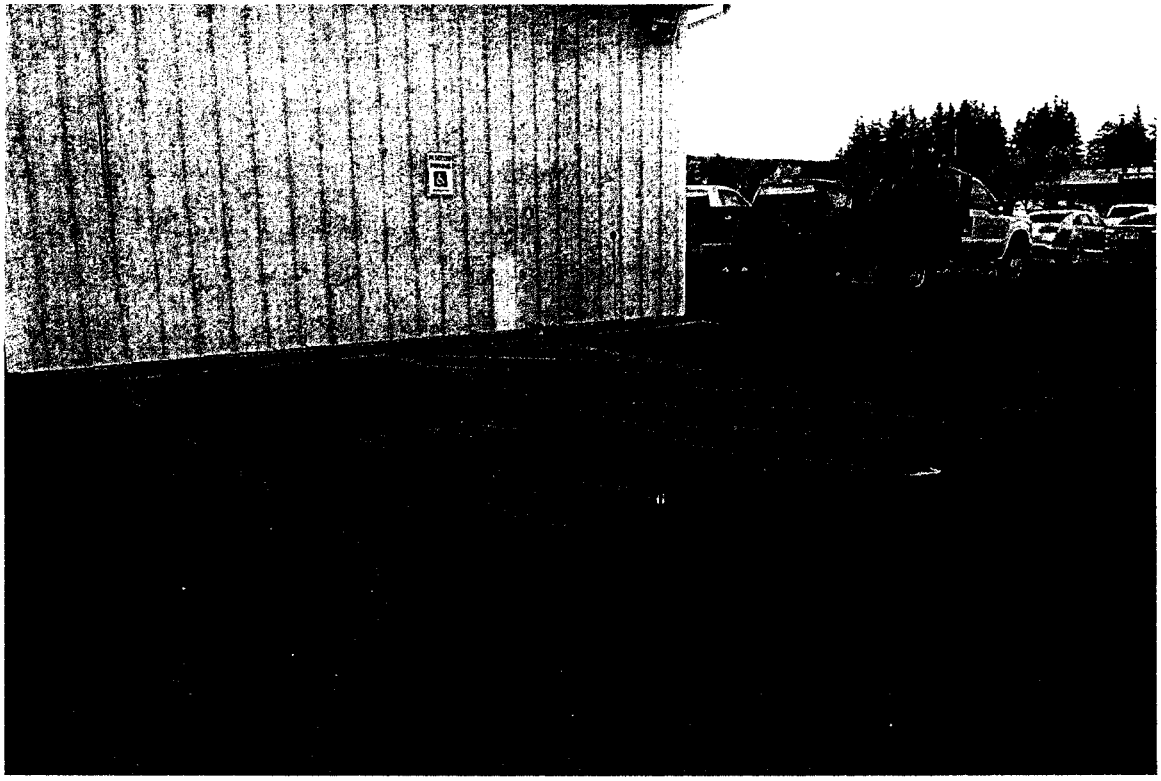

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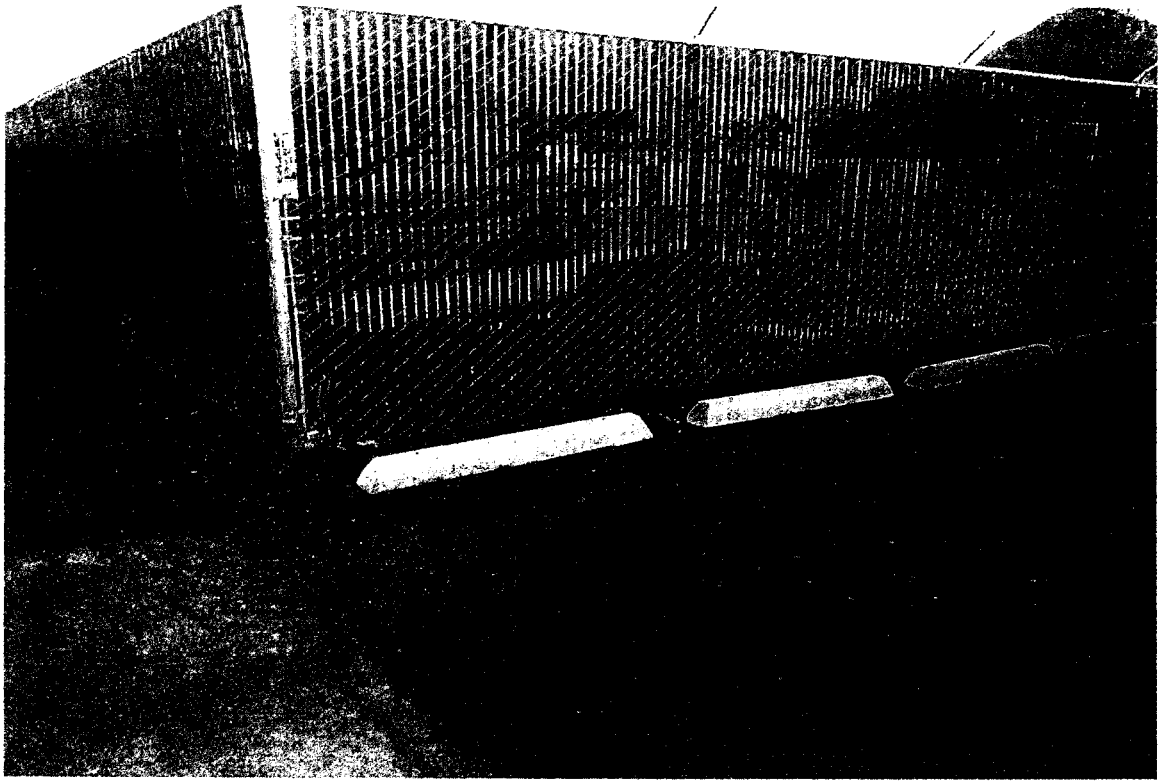

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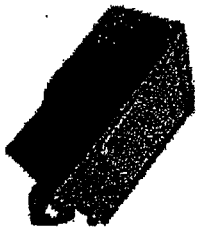
RAB LIGHTING

MEGH250PSQ



JOB NAME: _____

DATE: _____

TYPE: _____

DESCRIPTION

Megaflood with steel trunnion mount allows easy surface mounting for aiming flexibility. Adjustable aiming over 180• arc. Mounting can be locked securely in place. Lamp supplied.

SPECIFICATIONS

UL Listing
Suitable for wet locations. Suitable for mounting within 4' of the ground.

Housing
One-piece die cast aluminum with die cast door frame held captive when opened

Reflector
High quality anodized aluminum eliminates redirected energy to prolong lamp life. Contoured for maximum horizontal and vertical beam dispersion.

Finish
Chip and fade resistant polyester powder coating

Lens
Thermal, tempered shock resistant glass, 5/32" thick

Lens Gasket
High temperature extruded silicone set in die cast retaining groove. Remains in place during relamping

Socket
3 socket positions customize beam spread to the application (center position is standard). Porcelain socket pulse rated 4kv, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200• C. Plated screw shell designed to resist corrosion with spring loaded center contact

EPA
2.1

Pulse Start
Pulse Start metal halide for increased lamp life, lumen maintenance, color uniformity and efficiency

Patents
The unique RAB Megaflood is protected by U.S. Patents D565,772 and D570,024; China Patent ZL200730149208.0; Taiwan Patent D127,426 and Canada Patents D131,989 and D131,991

Country of Origin
Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

Buy American Act Compliant
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Complaint
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act--Construction Materials (October 2010)

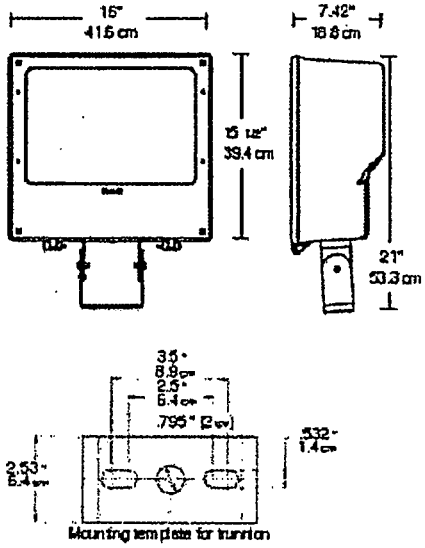
Trade Agreements Act Compliant
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule
This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4

Color
Bronze

Weight
30.7

DIMENSIONS



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ORDERING INFORMATION

Metal Halide Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps 120V	208V	240V	277V	Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
	250	ED28	Mogul	CWA-HPF QT	1.4/2.5	.8/1.5	.7/1.3	.6/1.1	288.0	M138	25000	15000

Factory Installed Options
Add suffix to Catalog Number

Swivel Photocontrol wired for 120V (/PCS)
Single fusing for 120 and 277 volt. (/F)
Double fusing for 208 and 240 volt. (/FF)
Button Photocontrol wired for 480V (/PC4)
Button Photocontrol wired for 277V (/PC2)
Button Photocontrol wired for 120V (/PC)
480 volt ballast (substitute /480 for QT) (/480)

Note: Specifications may change without notice

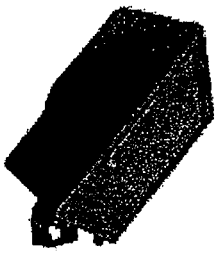
©2011

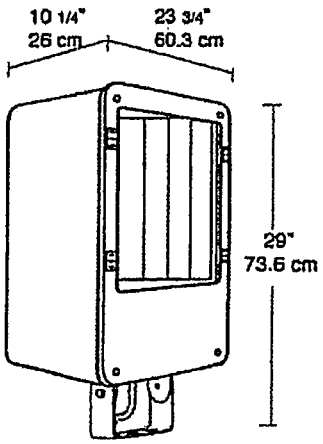
FNH400PSQ

Floodinator with steel trunnion mount allows easy surface mounting for aiming flexibility. Factory wired with QT CWA-HPF ballast and 3-foot flexible cord. Adjustable aiming over 180 arc. Mounting can be locked securely in place. Lamp supplied.

Color: Bronze

Weight: 56.5 lbs





Lamp Info

Type:	ED28
Watts:	400W
Shape/Size:	N/A
Base:	N/A
ANSI:	N/A
Hours:	15,000
Lamp Lumens:	40,000
Efficacy:	89 LPW

Ballast Info

Type:	CWA-HPF QT
120V:	3.5/4.0
208V:	2.0/2.3
240V:	1.8/2.0
277V:	1.5/1.8
Input Watts:	450W
Efficiency:	89%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground

Housing:
One-piece die cast aluminum with die cast door frame held captive when opened

Reflector:
High quality anodized aluminum eliminates redirected energy to prolong lamp life. Contoured for maximum horizontal and vertical beam dispersion

Finish:
Chip and fade resistant polyester powder coating.

Lens:
Thermal, tempered shock resistant glass, 5/32" thick

Lens Gasket:
High temperature extruded silicone set in die cast retaining groove. Remains in place during relamping

Socket:
Porcelain socket pulse rate 4 KV, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200°C. Plated screw shell designed to resist corrosion with spring loaded center contact.

EPA:
4.2

Pulse Start:
Pulse Start metal halide for increased lamp life, lumen maintenance, color uniformity and efficiency

Patents:
RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

EISA 2007 Compliant:
This product complies with the new law for metal halide ballast efficiency. This law goes into effect January 1st, 2008. Pulse Start offers Longer Lamp Life, Faster Startup and Faster Restrike.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods--Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4

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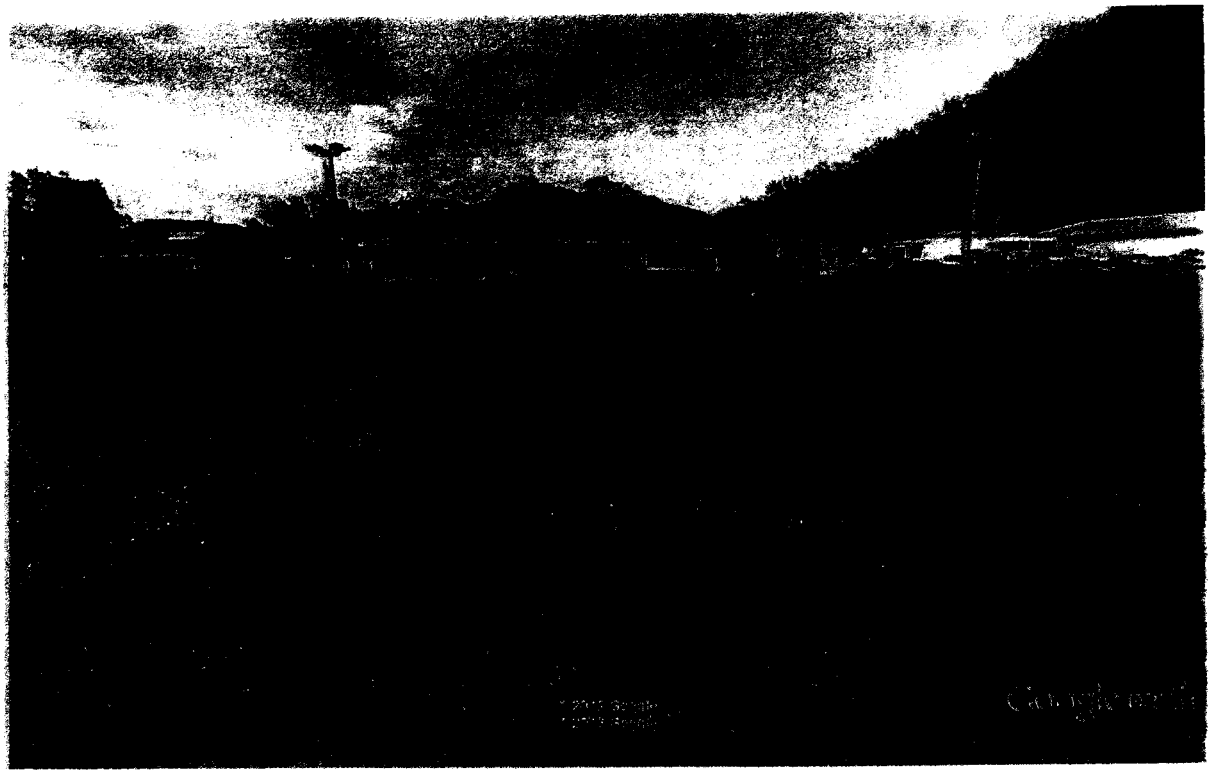

feet 10
meters 3

South Elevation

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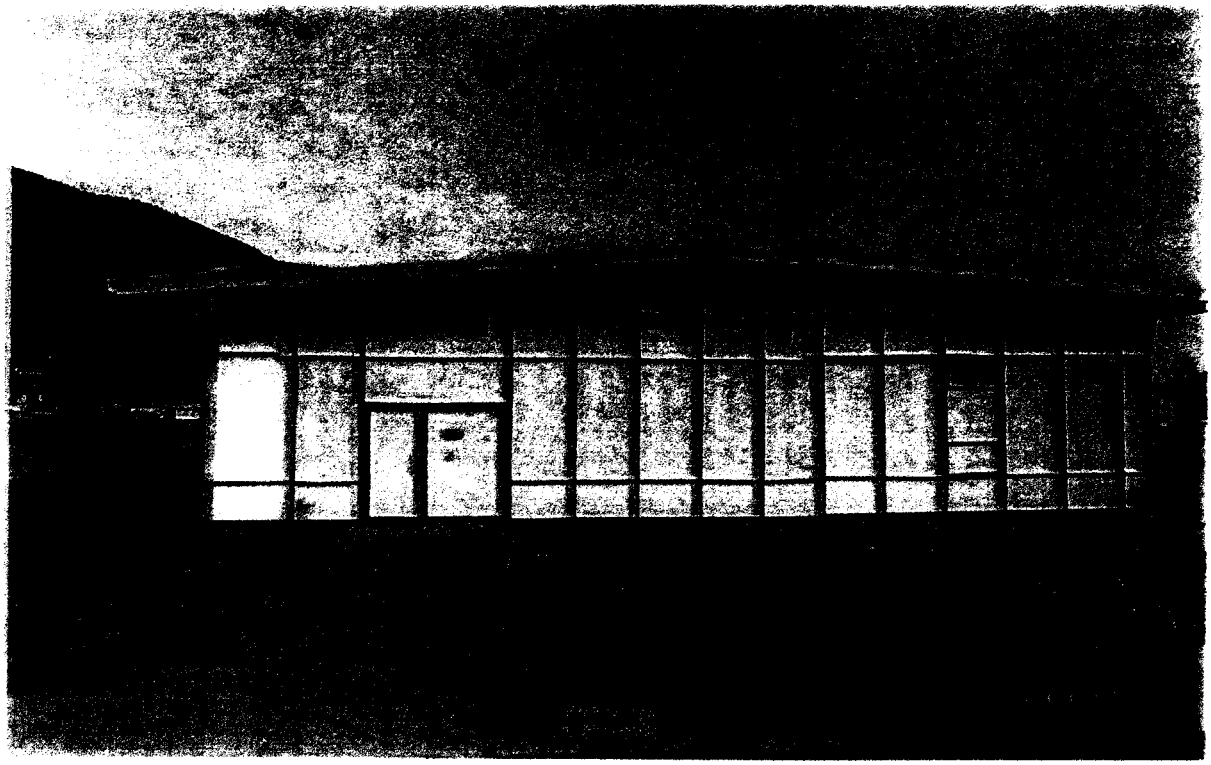

feet 10
meters 4

West Elevation

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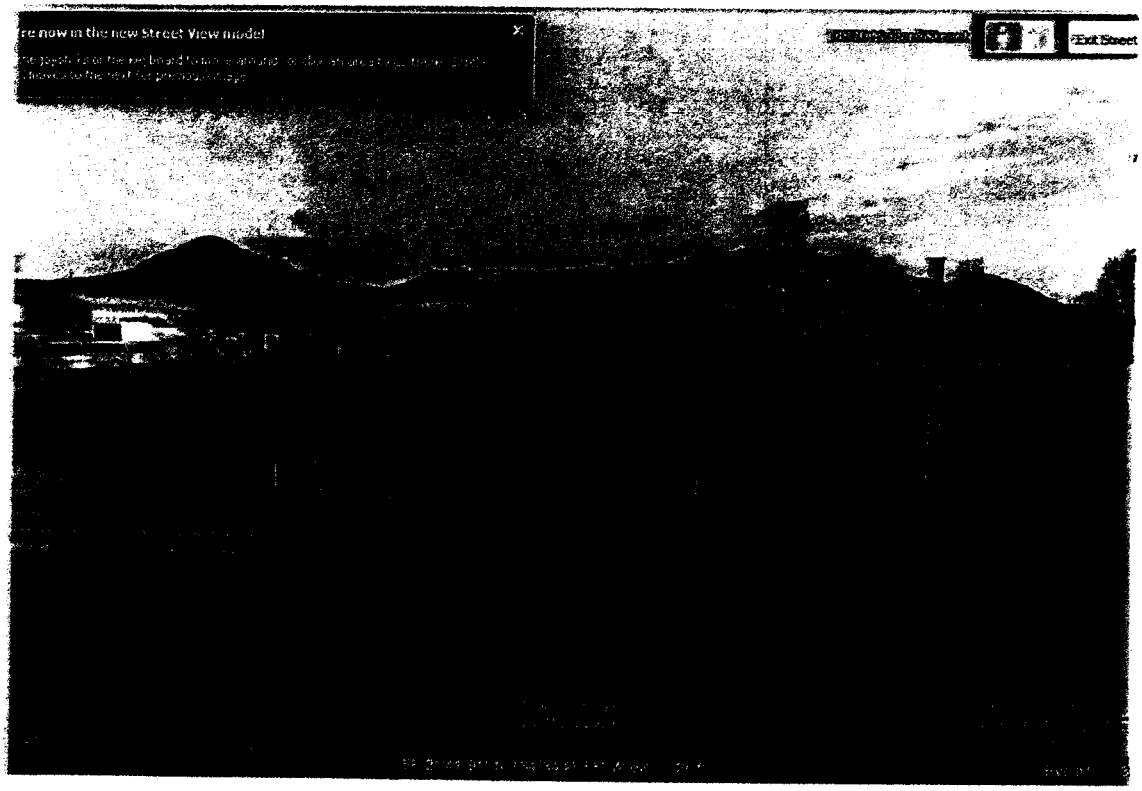

North Elevation

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This narrative is in support of Alaska Glacier Seafood's application for a modified Conditional Use Permit for Medium Manufacturing at its value-add processing facility at 8895 Mallard Street. A Conditional Use Permit (USE2013 0002) was issued pursuant to the Planning Commission Notice of Decision dated March 14, 2013. That permit allows us to perform Medium Manufacturing, which is what we need, but is limited to "seafood packaging". Further, the report provided to the Planning Commission by CBJ Planner Beth McKibben was also limitative in scope, as it mentioned only salmon roe. This was due to misunderstanding of the process on our part. We should have been more comprehensive in our approach, but instead cited only the initial planned activity at the site. In fact, our value-added activities will encompass a number of secondary and/or tertiary processing steps and will almost certainly encompass more than just salmon.

The important distinction between what we are seeking approval for at Mallard Street and what we do at our main plant site is that the main plant in Auke Bay is engaged in primary seafood processing. That entails offloading unprocessed fish and performing those basic step, such as eviscerating, which generate large processing waste and effluent. In contrast, only product that has been though these steps, and is ready for secondary or tertiary processing is proposed to be used at Mallard St. Examples include the roe processing and packaging that is already approved, but could also include filleting of already cleaned fish, portioning, seasoning, vacuum packaging of seasoned portions, freezing and packaging of final product, production salmon and halibut burgers, pre-made / pre-packaged meals, fresh shipment preparation, and other secondary / tertiary processing steps of a similar nature. The actual range of potential activities is quite large and virtually impossible to fully define in advance. The essential point is that these processes can all be successfully accomplished within the definition of medium manufacturing in which processes may "produce noises, vibration, emissions or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable negative impact on other businesses or property values." In other words, all value-added steps would meet the standard already established and accepted for salmon roe processing.

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CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public Notice Sign Lease Agreement

Community Development Department

Case # USE20130038 Sign #_____ Hearing Date:_____

Assessor's Parcel # 5B1501040010, 0100, 6110, 0120, 0130, 014 Check # 17753 Receipt # CDD4635

Applicant: Alaska Glacier Seafoods (please print) Phone #: 790-3584

Application Received by: _____ (CDD staff initials/name) Date: 12/20/13

I, Alaska Glacier Seafoods, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

CHARGE: $50 Preparation Fee
$100 Refundable Deposit

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

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

POSTING REQUIREMENTS:

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

_____ (Applicant Signature) 10/21/13 (Date)

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

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

REFUND INFORMATION: Receipt Number: _____

Amount Refunded: _____ Method: _____ Date: _____ Staff Initials: _____

Refund Received by: _____ /mailed to: _____