

## PLANNING COMMISSION NOTICE OF DECISION

Date: February 26, 2014 File No.: USE2013 0038

Alaska Glacier Seafoods, Inc.

PO Box 34363 Juneau, AK 99803

Application For:

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

Legal Description:

Valley Centre Block E Lots 1 - 5

Property Address:

8895 Mallard Street

Parcel Code No.:

5-B15-0-104-001-0

Hearing Date:

February 25, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 13, 2014, and approved the modification of Conditional Use USE2013 0002 to expand the medium manufacturing to allow secondary and tertiary processing, commonly called "value added" processing, to be conducted as described in the project description and project drawings submitted with the application and with 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.

Attachments:

February 13, 2014 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2013 0038.

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.

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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: T

The permit is effective upon approval by the Commission, February 25, 2014.

Expiration Date:

The permit will expire 18 months after the effective date, or August 25, 2015, 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

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.