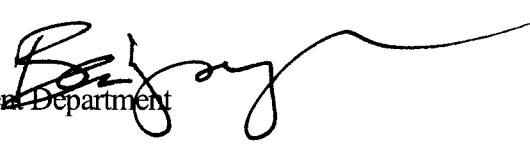


MEMORANDUM

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

DATE: November 14, 2005

TO: Planning Commission

FROM: Ben Lyman, Planner
Community Development Department 

FILE NO.: USE2005-00050 - Allowable Use

PROPOSAL: An Allowable Use permit to construct a 7,800 square foot, two-story manufacturing and storage building for Northern Keta Caviar.

GENERAL INFORMATION

Applicant: North Pacific Erectors

Property Owner: Lacano Investments, LLC

Property Address: Concrete Way

Legal Description: JRM LT 12

Parcel Code Number: 5-B12-0-106-014-0

Site Size: 32,974 sq. ft. (0.76 acres)

Zoning: Industrial (I)

Utilities: Public Water and Sewer

Access: Concrete Way

Existing Land Use: Foundation under construction (Fast Track for Foundation approved under BLD2005-00658)

Surrounding Land Use:

North	-	Vacant Industrial
South	-	Vacant Industrial; Convenience Store, Bakery, and Storage Approved under USE2005-00045
East	-	Vacant Industrial
West	-	Lemon Creek, Mobile Home Park



PROJECT DESCRIPTION

The applicant requests an Allowable Use permit for the development of a 7,800 square foot two-story manufacturing and storage building for Northern Keta Caviar.

BACKGROUND

The subject parcel was created under SUB2004-00036 (preliminary plat) and SUB2005-00017 (final plat). SUB2004-00036 included rehabilitation and stabilization of portions of the Lemon Creek stream bank as conditions of approval. The required rehabilitation activities are currently underway, but had not been completed at the time of the drafting of this memorandum.

The subject use is currently located at the Loken Aviation hangar on Channel Drive, with operations proposed to be relocated to the new site considered herein for the 2006 fishing season. Approval to construct the foundation of the structure was issued as a fast-track approval of BLD2005-00658 on October 28, 2005.

ANALYSIS

Project Site - The project site is a 32,974 square foot lot between Concrete Way and Lemon Creek. The site plan is shown in Attachment A. No development is proposed within the 50' habitat setback from Lemon Creek.

Project Design - The project is a two-story warehouse-style building measuring 70' by 60'. The floor plans of the building are shown in Attachments B and C.

Traffic - Potential traffic impacts of the project have been evaluated by the Alaska Department of Transportation and Public Facilities, and no potential problems relating to traffic generated by the proposed use were identified.

Parking and Circulation - The proposed building contains 7,260 square feet of space in manufacturing, processing, and storage uses, with a parking requirement of one space per 1,000 square feet, and approximately 540 square feet of office space, with a parking requirement of one space per 300 square feet. The total parking requirement for the building is, therefore, nine on-site parking spaces. The site plan, included as Attachment A, shows eight parking spaces on the site, with space available for a ninth parking space at the rear of the building in the area labeled as "gravel storage area." Recommended condition #1, below, requires that a ninth parking space, meeting the requirements at §49.40, be shown in this area on a site plan reviewed by the Community Development Department (CDD) prior to issuance of a building permit for the structure.

Landscaping - The minimum vegetative cover requirement at §49.50.300 for the Industrial zoning district is 5%. Approximately 50% of the subject parcel is either under Lemon Creek or within the 50' habitat setback from Lemon Creek. The vegetation in this area will remain, and will provide more than the required 5% lot coverage. Additional vegetative cover is proposed within the new landscaped areas shown in Attachment A along the west and south sides of the parking lot.

Exterior Lighting – No details regarding proposed lighting have been submitted by the applicant for this project. Recommended condition #2, below, requires that a lighting plan be submitted, reviewed, and approved by the CDD as part of the building permit review process.

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.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program (JCMP). The analysis reveals that the proposed project is in compliance with the JCMP. The entire site is currently comprised of compacted pea gravel and dirt, up to the 25' setback line from Lemon Creek. The close proximity of the gravel storage area at the rear of the structure (see Attachment A) to the 50' habitat setback from Lemon Creek could be problematic in the future, since no demarcation between the two areas is proposed. This could result in the use of the 25'-50' portion of the habitat setback for storage and/or parking at a future date. Recommended condition #3, below, requires that a barrier to vehicular traffic be installed at the 50' habitat setback line in order to protect emergent vegetation and to eliminate the possibility that this portion of the habitat setback would be impacted by parking or storage uses.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable 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 chapter; and,
4. Whether conditions are necessary for approval¹.

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.

¹ CBJ §49.15.320 (f)(1 through 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

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 4.300 for the Industrial 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 November 11th and November 21st 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. *Are conditions necessary for approval of the requested Allowable Use permit?*

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The conditions are listed in the following Recommendation.

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

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

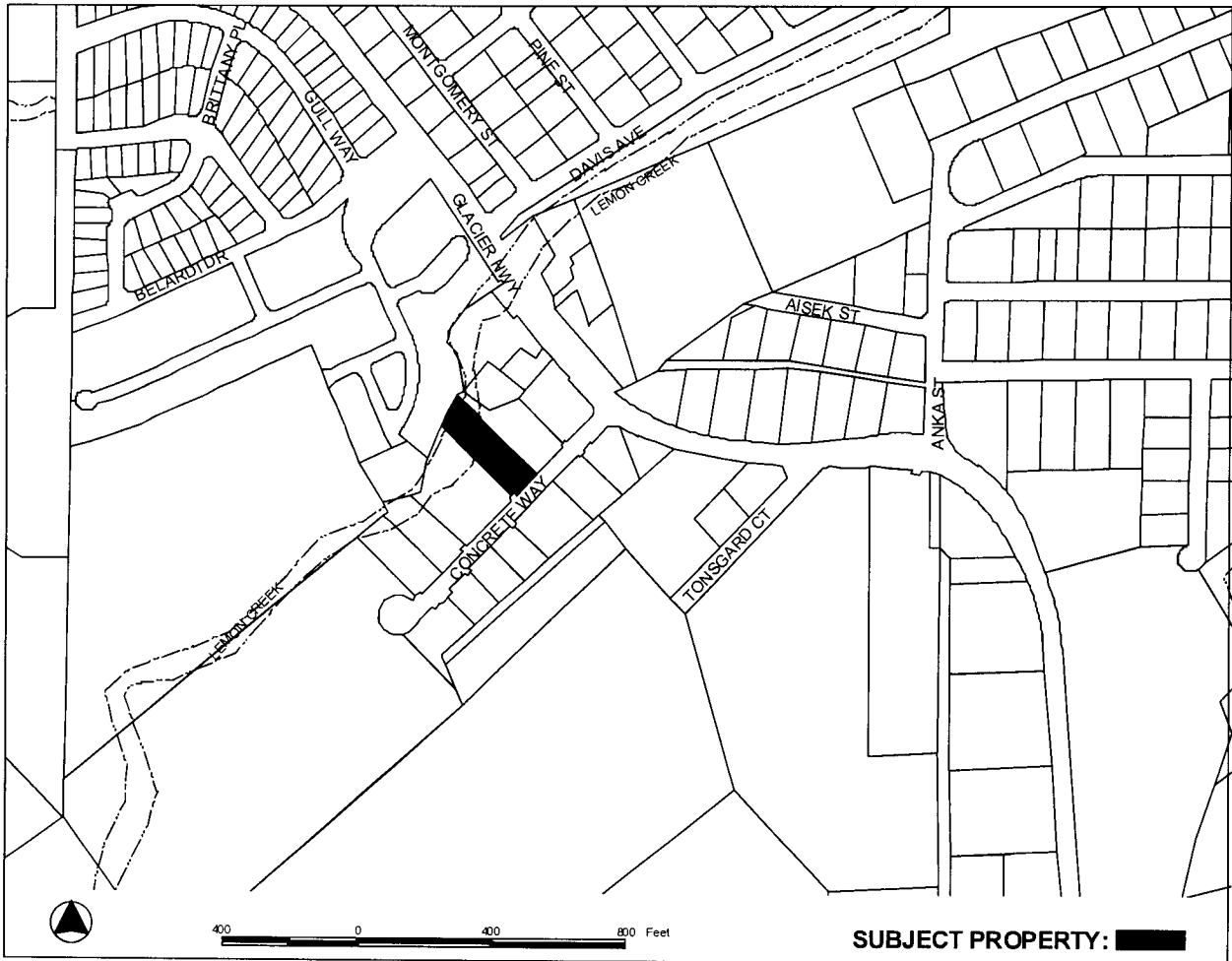
Yes. The proposed development complies with the Juneau Coastal Management Program.

RECOMMENDATION

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

- 1) A ninth parking space complying with the requirements at §49.40 shall be shown on a revised site plan approved by the Community Development Department under the building permit for the structure.
- 2) An exterior lighting plan shall be submitted with the application materials for the building permit for the structure, and must be found to comply with the requirements at §49.40.230(d) prior to building permit approval.
- 3) A barrier to vehicular traffic at the 50' habitat setback line from Lemon Creek shall be reviewed by the Community Development Department as part of the building permit review process and shall be installed prior to issuance of a Temporary Certificate of Occupancy for the building. This barrier may be a fence, bollards, concrete barriers, or another device of the applicant's choice, but must be permanently affixed to the ground and capable of performing its function year-round.

NOTICE OF PUBLIC HEARING



PROPOSAL: An Allowable Use permit to construct a 7,800 square foot two story manufacturing and storage building.

FILE NO:	USE2005-00050	APPLICANT:	NORTH PACIFIC ERECTORS INC
TO:	Adjacent Property Owners	PROPERTY OWNER:	LACANO INVESTMENTS LLC
HEARING DATE:	November 22, 2005	PROPERTY ADDRESS:	5720 CONCRETE WAY
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	5B1201060140
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	32,974
		ZONING:	Industrial
		ACCESS:	CONCRETE WAY

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 Ben Lyman at 586-0758, or via e:mail at Benjamin_Lyman@ci.juneau.ak.us

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

Date notice was printed: November 7, 2005

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name NORTHERN KETA BLDG	Case Number USE 05-50	Date Received 10/10/05
----------------	---	---------------------------------	----------------------------------

APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

8400 Square foot 2 story Manufacturing and Storage Building for Northern Keta.
7800 SF

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):
Vacant

PROPOSED USE OF LAND AND/OR BUILDING(S):
Manufacturing and Storage of Sea food product.

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

SITE DIMENSIONS:
Width **90-100** ft. Depth **304** ft. Total Area **32,974** square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions)
Length **60** ft. Width **70** ft. Height **25'6"** ft. Total Area **8400** square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING
Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING
Existing Spaces: _____ Proposed Spaces: **8, including loading space**

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE	TABLE OF PERMISSIBLE USES CATEGORY:			
	Fees	Check No.	Receipt No.	Date
Application Fees	\$ 400.00	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Public Notice Sign Fee	\$ 50.00	_____	_____	_____
Public Notice Sign Deposit	\$ 100.00	_____	_____	_____
Total Fee	\$ 550.00	Charge 21344		10/10/05

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 10/10/05
Project Name <small>(City Staff to assign name)</small>	NORTHERN KETA CAVIAR	

PROJECT / APPLICANT INFORMATION	Project Description 2 story 8,400 sq.ft. Manufacturing and Storage Buildings for Northern Keta Caviar.		
	PROPERTY LOCATION		
	Street Address Concrete Way	City / Zip Juneau, AK 99801	
	Subdivision (if known) JRM	Survey (if known)	Block / Tract (if known) Lot (if known) 12
	Assessor's Parcel Number (if known) 5B12-0106-0140		
	LANDOWNER/LESSEE		
	Property Owner's Name Lacano Investments LLC	Contact Person	Work Phone No.
	Mailing Address PO BOX 020270	Home Phone No.	FAX No.
	LANDOWNER/LESSEE CONSENT <small>(Required for Planning permits not needed on Building/Engineer permits)</small>		INITIAL ALL THAT MAY APPLY
	I am (we are) the owner(s) or Lessee 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.		APPLICATION TYPE OWNER'S INITIALS
X <u>[Signature]</u> _____ Date 10-15-2005 Landowner/Lessee Signature Date		ALLOWABLE USE CONDITIONAL USE VARIANCE DESIGN REVIEW	
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 and may do so during the weekend before the scheduled public hearing date.		SUBDIVISION OTHER:	
APPLICANT <small>(If same as OWNER, write "SAME" and sign and date at X below)</small>			
Applicant's Name NORTH PACIFIC FACTORS		Contact Person KARL@NORTH-PACIFIC-FACTORS.COM	
Mailing Address PO BOX 240748 DOUGLAS AK		Home Phone No. FAX No.	
X <u>[Signature]</u> _____ Applicant's Signature		X _____ Date of Application	

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C K	SIGN	DATE RECEIVED	APPLICATION NO.	C K	DATE RECEIVED	APPLICATION NO.	
	X	X	10/10/05	USE05-50				
Zone I		Total Lot Area 32,974		Required Setbacks 10mm creek - 50' setback				
Front 10		Back _____		Side 10		Other _____		
COMMENTS:								

\\FORMS\COD\FORMS\PERMFORM.XLS REV. -2/18/99

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



1 FIRST FLOOR PLAN

SCALE 0 2 4 8



ATTACHMENT B

RECEIVED
 NOV 4 2005
 PERMIT CENTER / CDD

A201

DATE: 09/28/05
 FILE: 0602

SHEET TITLE:
 FIRST FLOOR PLAN

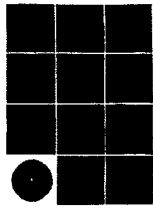
REVISIONS:
 <<<<<<

**NORTHERN KETA
 STORAGE AND MANUFACTURING
 NORTH PACIFIC ERECTORS
 JUNEAU, ALASKA**



**Jensen
 Yorba
 Lott
 Inc.**
 323 West 10th Street
 Juneau, Alaska 99801
 phone 907-586-0170
 fax 907-586-0171
 jensenyorballot.com

Jensen
Yorba
Lott
Inc.



RECEIVED

OCT 10 2005

PERMIT CENTER / CDD

MEMORANDUM

Celebrating 70 years of Service to Alaska 1935-2005

Date: **October 10, 2005**
To: **CBJ Community Development**
From: **Chris Beanes, Jensen Yorba Lott**
RE: **Northern Keta, Conditional Use application**
CC:

Enclosed are site and floor plans and elevations for the project. The proposal is for a 2 story metal building to be located on Concrete Way, Lot 12, JRM Subdivision. The use is storage and manufacturing of seafood product. The site plan addresses the required parking and maneuvering, vegetative cover, and setbacks for the building. The paved area will be outside of the 50 foot Lemon Creek setback, as indicated on the site plan.

The use will be compatible and consistent with those found in Industrial zones. There will be light traffic associated with the use, as no customers are proposed for the use.

Sincerely,

Chris Beanes

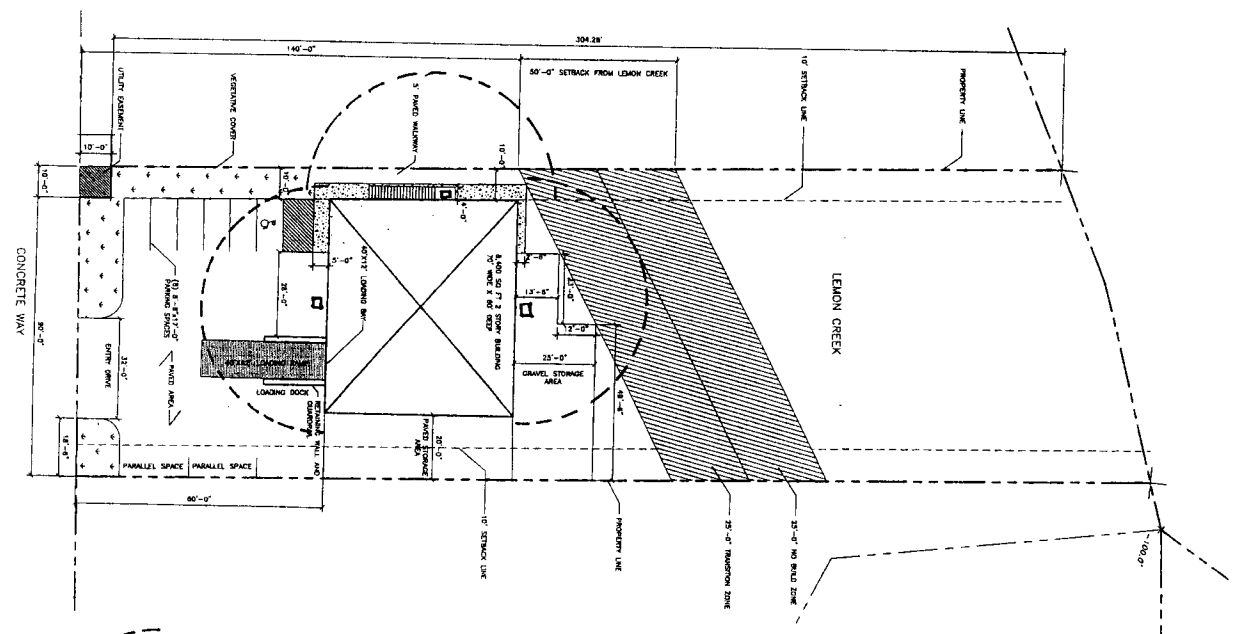
ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE

522 WEST 10TH STREET JUNEAU, ALASKA 99801

(907) 586-1070 FAX (907) 586-3959

www.jensenyorbalott.com

RECEIVED
 OCT 10 2005
 PERMIT CENTER / CDD



SITE PLAN DEVELOPMENT DETAILS
 LEVEL DESCRIPTION: LOT 12, 1st SUBDIVISION
 ZONING: INDUSTRIAL
 USE: MANUFACTURING AND STORAGE
 PARKING: 1 SPACE REQUIRED PER 1000 SQUARE FEET OF FLOOR AREA, 5,000 SQUARE FEET INCLUSIVE A LOADING SPACE
 VEGETATIVE COVER: 75% 50 FT REQUIRED (50% PROPOSED VEGETATIVE COVER 1,545 SQ FT SHOWN ON SITE PLAN)

Proposed lighting and illumination. To be attached to building.

1 SITE PLAN
 SCALE: 1" = 20'

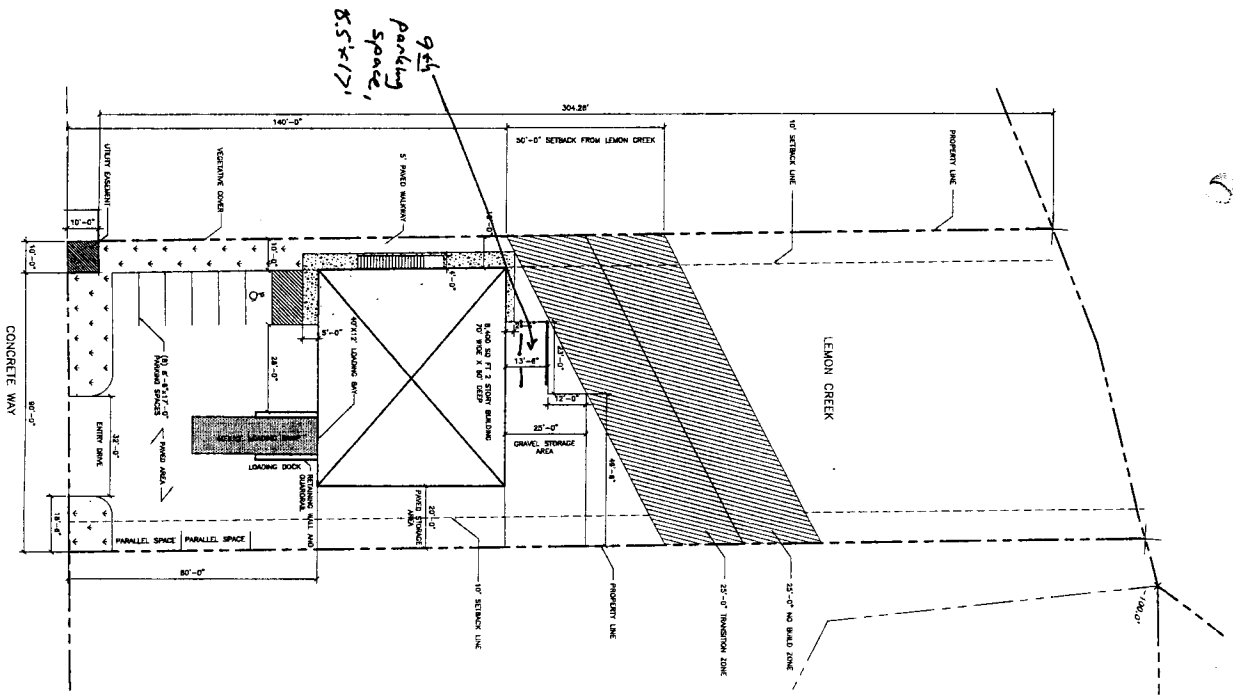


Jensen Yorba Lott Inc.
 522 West 10th Street
 Juneau, Alaska 99801
 Phone: 907-586-1000
 Fax: 907-586-1430
 jenny@yorbakott.com

NORTHERN KETA STORAGE AND MANUFACTURING
 NORTH PACIFIC ERECTORS
 JUNEAU, ALASKA

DATE: 9/29/05
 FILE NO: L101

REVISIONS:
 △△△
 SHEET TITLE: SITE PLAN



SITE PLAN DEVELOPMENT DETAILS
 LEGAL DESCRIPTION: LOT 12, JRM SUBDIVISION
 ZONING: INDUSTRIAL
 USE: MANUFACTURING AND STORAGE
 PARING: 1 SPACE REQUIRED PER 1,000 SQUARE FEET OF FLOOR AREA, 8,400 SQUARE FOOT BUILDING=8 RETO SPACES INCLUDING A LOADING SPACE
 VEGETATIVE COVER: 745 SQ FT REQUIRED (5%), PROPOSED VEGETATIVE COVER 1,245 SQ FT SHOWN ON SITE PLAN

1

SITE PLAN

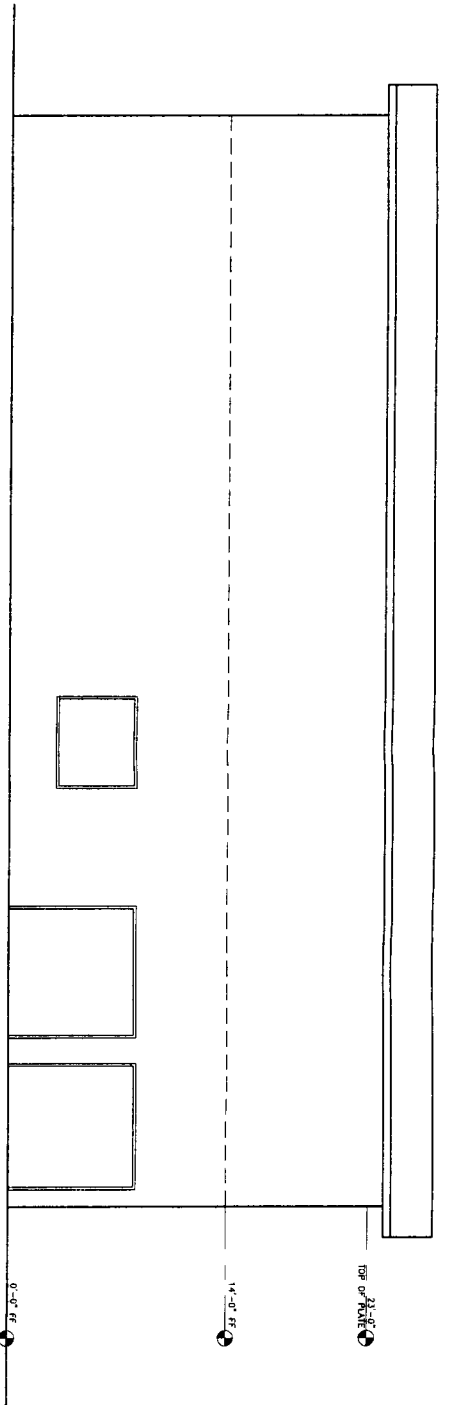


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Jensen Yorba Loft Inc.
 522 West 10th Street
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 fax 907/586-5259
 jensenyorbaloft.com

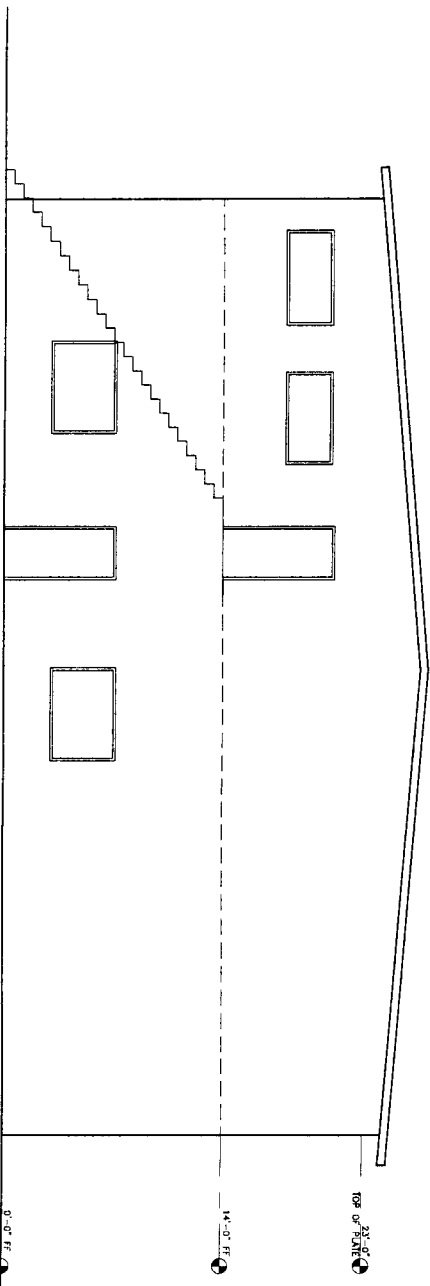
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 JUNEAU, ALASKA

CDDT 000000
 FILE 0000
L101



1 EXTERIOR ELEVATION

SCALE 0 2' 4'



2 EXTERIOR ELEVATION

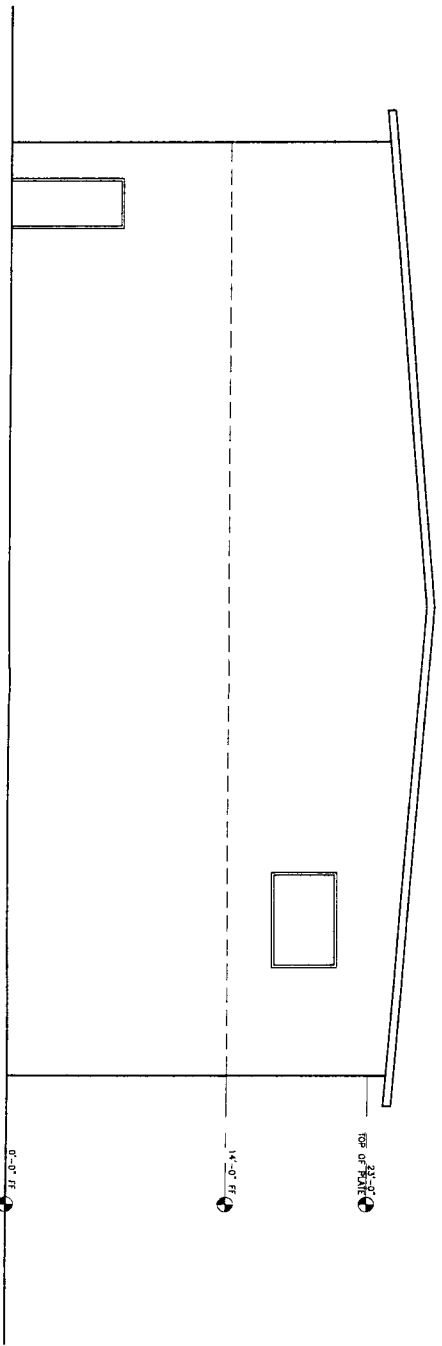
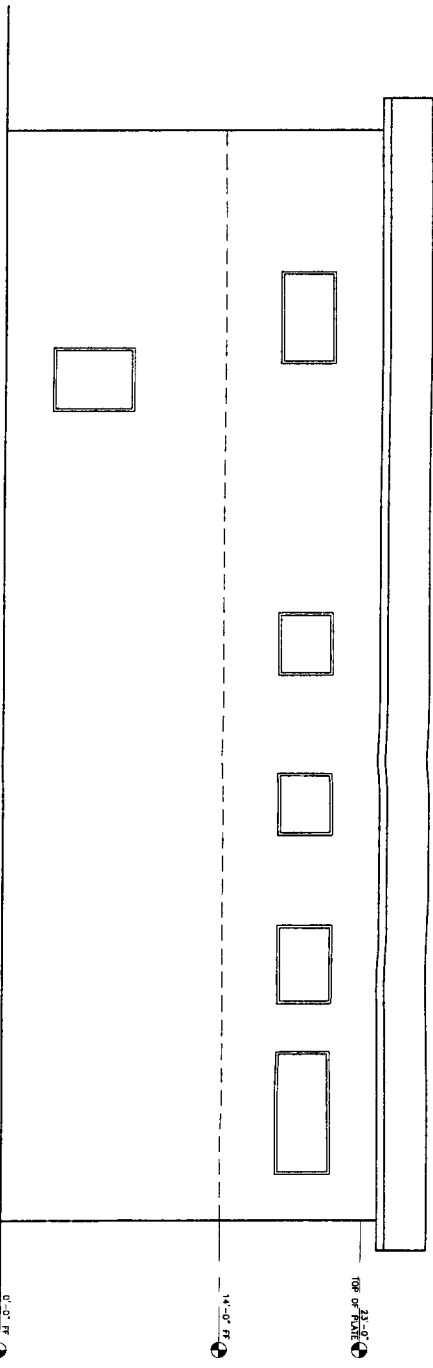
SCALE 0 2' 4'

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PERMIT CENTER / CDD

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jensenyorbaloft.com

**NORTHERN KETA
STORAGE AND MANUFACTURING**
NORTH PACIFIC ERECTORS
JUNEAU, ALASKA

REVISIONS
SUBMIT TITLE
EXTENSION ELEVATION
DATE 09/30/05
FILE A301



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NORTHERN KETA STORAGE AND MANUFACTURING
NORTH PACIFIC ERECTORS
JUNEAU, ALASKA

REVISIONS
SHEET TITLE
EXTERIOR ELEVATION
DATE 09/26/05
FILE 0562
A302