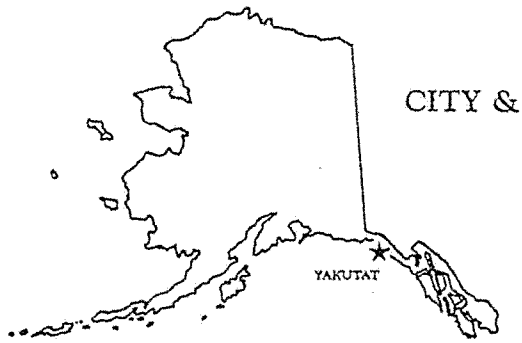


CITY & BOROUGH of YAKUTAT
P.O. Box 160
Yakutat, Alaska 99689
Phone (907) 784-3323
Fax (907) 784-3281

May 18, 2020

Walter Pickett
The North West Company (International), Inc.
77 Main Street
Winnipeg, Manitoba CANADA R3C1A3

Dear Mr. Pickett,

The Planning Commission held a public hearing at the regularly scheduled meeting on May 14, 2020. A written comment was open from March 6, 2020 through May 13, 2020. At the May 14th meeting, verbal public comments were received, and Commissioners discussed your conditional use permit application, CUP2020-01. The Planning Commission voted and passed the approval of your permit that requested a store renovation to offer liquor products in the store inclusive of the following conditions:

1. Applicant shall restrict proposed use of offering liquor products to the regular scheduled business hours associated with the existing primary use of grocery and other retail business hours.
2. Applicant shall implement measures (separate exit or designated exit route that avoids other grocery and retail areas of the store and parking lot, non see-though carry-out bags, etc.) to ensure customers leaving the liquor store with liquor products have minimize exposure of liquor products to other customers, especially children and young adults under the age of 21.
3. Adhere to Federal, State and local regulation on noise, nuisance, customer safety in regards to proposed use and any construction that may occur.
4. The use and conditions under this CUP will be reviewed in 12 months.

This permit authorizes your business, with conditions as listed above, to use the proposed renovated area of the exisitng retail building located on USS 3590 Lot M to offer retail liquor products in the store.

Sincerely,

Martha Indreland, Borough Planner

RECEIVED
JAN 09 2020
CITY & BOROUGH YAKUTAT

CITY & BOROUGH OF YAKUTAT
CONDITIONAL USE PERMIT APPLICATION

City & Borough of Yakutat
Planning & Zoning Department
P. O. Box 160, Yakutat, AK 99689
Ph. 907-784-3329 fax 907-784-3281
www.yakutatak.us

File No: 2020-01 Date: _____
Fee Paid: ✓ Hearing Date: n/a

Original: ✓ Renewal: _____

APPLICANT INFORMATION:

Name: The North West Company (International) Inc. dba Alaska Commercial Company
Mailing Address: 77 Main Street
City Winnipeg State Manitoba, Canada Zip R3C 1A3
Phone Number 204-934-1321 Fax # _____ Email license@northwest.ca

LANDOWNER INFORMATION: written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

Name: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone Number _____ Fax # _____
E-Mail Address _____

I/We (print name(s): WALTER PICKETT

am/are the owner(s) of the property subject to this application, and I/We consent as follows:

A. This application is for a Conditional Use Permit for an activity on my/our property is made with my/our complete understanding and permission.
B. I/We grant permission for officials and employees or the City and Borough of Yakutat to inspect my/our property as needed for purposes of this application.

Landowner(s) signature(s) Walter Pickett

Date: 01/07/2020

PROPERTY INFORMATION:

A. Legal Description

Parcel ID 31324 **Lot** M **Block** ___ **Tract** ___ **Survey** USS 3590

B. Lot Dimensions

Width 130' **Depth** 150' **Total Area** 0.45 Acres

C. Zoning Designation

C ___ CR ✓ I ___ LI ___ P ___ R1 ___ R2 ___ R3 ___ RR ___ NA ___ OTHER ___

PROJECT INFORMATION:

A: Project Name Yakutat Store Renovation

B: Existing Use Retail store

C: Proposed Use (describe completely)
Alaska Commercial Company will offer liquor products in the store.

1. Is the Proposed Use Temporary? YES : _____ NO: ✓ If so, how long? _____

2. How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?
The new liquor store use maintains conformance with future development as being part of the existing retail building and local commerce.

3. What types of uses are currently located in the vicinity within 500 feet of property?
Health clinic, municipal utilities, offices, residences.

4. Why is this site especially suited to the Conditional Use proposed?
The use is already grocery and retail. A liquor store component fits within this current use.

5. Why would the proposed use have no detrimental effects on the surrounding properties and uses? Please discuss any increased traffic, potential increase in noise, odor, air emissions to the site. Minimal traffic increase may occur for patrons visiting the store solely for visiting the liquor store, and not for the other retail, but no significant increase is anticipated.

6. What types and sizes of buildings, signs, storage, loading, and parking areas exist? Are planned? Attach site plan to application.
The existing retail building and parking will remain and will not change sizes. The interior will be renovated to portion a part of the building away from general retail to the liquor store creating no net change.

7. Will you be placing structures, operating equipment, filling or dredging in tidal waters, streams, lakes or wetlands? YES: _____ NO: ✓

8. Will you need to cross State of Alaska owned land for access or use SOA owned land or resources? YES: _____ NO: ✓

9. Will you be working in or on the banks of a stream or lake? YES: _____ NO: ✓

If you answered YES to questions 7-9, you may need to fill out and submit a Coastal Project Questionnaire or permits from other agencies.

ATTACHMENT:

✓ Site plan, drawn to scale, with all lot dimensions and locations of existing and proposed structures.

_____ Compliance with State and Federal health and safety standards if applicable.

_____ Completed Coastal Project Questionnaire if applicable.

_____ Landscaping and/or screening plan if applicable.

_____ Traffic circulation and parking plan if applicable.

_____ Copy of survey or monument recovery record.

_____ Other.

I understand that payment of the fee specified is to defray the costs of handling and investigation of this application and the cost of necessary hearings by the Planning and Zoning Commission; and that payment of the fee does not entitle me to; nor does it assure approval of this application, and that no refund of the fee will be made.

Printed Name: CRAIG DUECK. Phone: 204-954-1343.

This application must be signed & dated by the natural person completing this application. I declare, under penalty of perjury, that this application is true and complete.

Applicant Signature	Printed Name	Title	Date
	CRAIG DUECK.	PROJECT MANAGER.	JAN 7, 2020.

Planning Use Only: as of May 14, 2020

Code Enforcement Violations: no

Written Complaints: no

Taxes and Permits, Current/past delinquencies: Compliant

Decision of the Planning and Zoning Commission: Approved ✓ **Not Approved** ____

Date: May 14, 2020

Approved with the following conditions: see four conditions attached.

Expiration Date: review 5/13/2021

Planning Official Signature

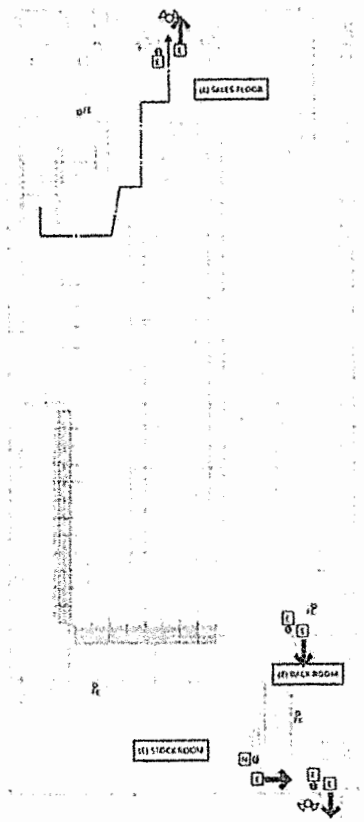
Kathy Jacobson

Planning and Zoning Commission Chairman Signature

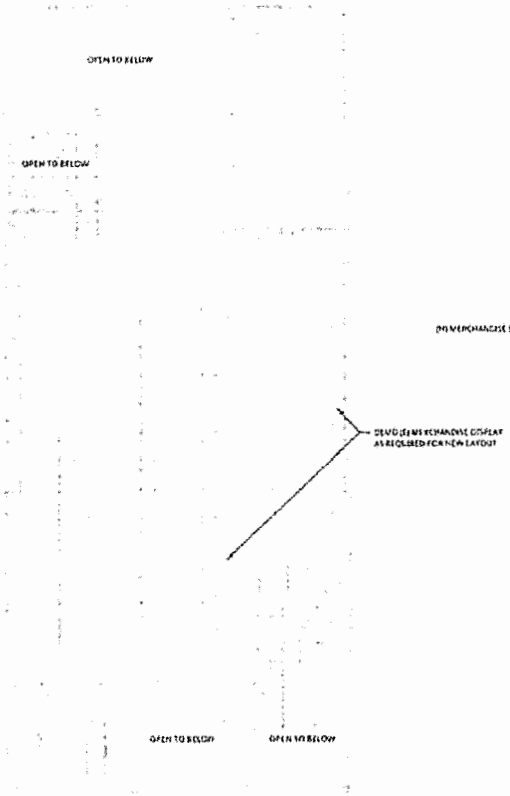
FOR DEPARTMENT USE ONLY

Receipt # 80913 Initial ___ Paid ✓ New ✓ Renewal ___ CBY License 1920-057 ST BL 1014289 12/31/20

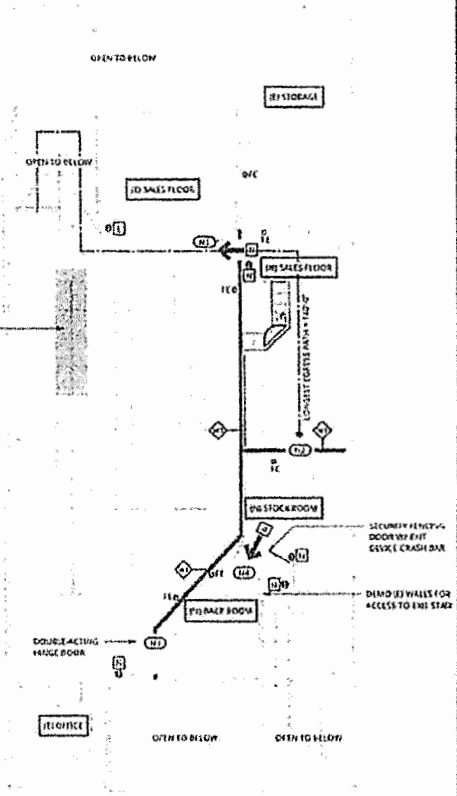
PERMIT SET



1 A2 MAIN LEVEL (NO LAYOUT CHANGES)
1/8" = 1'-0"



3 A2 UPPER LEVEL EXISTING PLAN
1/8" = 1'-0"



4 A2 UPPER LEVEL RENOVATION PLAN
1/8" = 1'-0"

NO	DATE	BY	REVISION

ICG Architecture Inc
architecture · engineering · consulting
250 H Street
Anchorage, AK 99501
P: (907) 243-8455
F: (907) 243-8459
W: ICGAK.COM

NORTH WEST COMPANY

YAKUTAT ACC STORE INTERIOR RENOVATION

FLOOR PLANS

SHEET SIZE:	34x22
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	RW
DATE:	11/18/19
FILE NO.	1113.24

SHEET NUMBER

A2 OF 2

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED MUNICIPAL OF ANCHORAGE AMENDMENTS AND PROVISIONS OF THE INTERNATIONAL BUILDING CODE, NFPA, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, ALL LOCAL AND STATE OF ALASKA CODE REGULATIONS AND AMENDMENTS, AND TRADE STANDARDS.
2. THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUB-CONTRACTORS. THE DIVISION OF THE WORK SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC, ENVIRONMENT AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DURING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE WORK SCHEDULE, LOCATION OF STORAGE AREAS, COLLECTION OF TRASH, AND DELIVERY OF MATERIALS WITH THE PROJECT MANAGER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION ACTIVITIES. DISPOSAL SHALL BE IN AN APPROVED SITE AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXISTING FACILITIES FOR HEAT, LIGHT AND POWER WITHIN THE PREMISES AND IN THE CONSTRUCTION AREA DURING THE ENTIRE CONSTRUCTION PERIOD. PROVIDE NECESSARY MATERIALS AND LABOR FOR TEMPORARY POWER CONNECTIONS FOR MACHINES, PORTABLE EQUIPMENT, TOOLS, ETC. AS USED BY TRADES, REGARDLESS OF SIZE.
7. IN GENERAL, THE WORKING DETAILS WILL INDICATE DIMENSIONS, POSITIONS AND KIND OF CONSTRUCTION. THE SPECIFICATIONS WILL INDICATE QUALITIES AND METHODS. ANY WORK INDICATED ON THE WORKING DETAILS MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULAR DETAILED, MARKED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE MATERIALS OR METHODS WILL PREVAIL.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. IF A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, OR IF A DIMENSIONAL ERROR IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER BEFORE COMMENCING WITH THAT PORTION OF THE WORK.
9. SHOULD AN ERROR APPEAR IN THE WORKING DETAILS OR SPECIFICATIONS OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER AT ONCE AND IN WRITING. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT HAVING GIVEN SUCH WRITTEN NOTICE AND WITHOUT RECEIVING THE NECESSARY APPROVAL, DECISIONS OR INSTRUCTION IN WRITING FROM THE OWNER, THE CONTRACTOR SHALL HAVE NO VALID CLAIM AGAINST THE OWNER, FOR THE COST OF SO PROCEEDING AND SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT. NO VERBAL APPROVAL, DECISION, OR INSTRUCTION SHALL BE VALID OR BE THE BASIS FOR ANY CLAIM AGAINST THE OWNER, ITS OFFICERS, EMPLOYEES OR AGENTS. THE FOREGOING INCLUDES TYPICAL ERRORS IN THE SPECIFICATIONS OR NOTATIONAL ERRORS IN THE WORKING DETAILS WHERE THE INTERPRETATION IS DOUBTFUL OR WHERE THE ERROR IS SUFFICIENTLY APPARENT AS TO PLACE A REASONABLY PRUDENT CONTRACTOR ON NOTICE THAT SHOULD IT BE ELECTED TO PROCEED, IT IS DONE SO AT THE CONTRACTOR'S OWN RISK.
10. WHERE NO SPECIFIC DETAILS IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL ON SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT OR TO APPROPRIATE STANDARDS OF WORKMANSHIP OF CONTEMPORARY CONSTRUCTION PRACTICES. SHOULD THERE BE ANY QUESTIONS, CONTACT THE ARCHITECT OR ENGINEER PRIOR TO PROCEEDING.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER WHERE A CONFLICT OR A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND ANY OTHER PORTION OF THE CONTRACT DOCUMENTS OR EXISTING FIELD CONDITIONS. SUCH NOTIFICATION SHALL BE GIVEN IN DUE TIME SO AS NOT TO AFFECT THE CONSTRUCTION SCHEDULE. IN CASE OF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION SHALL TAKE PRECEDENCE UNLESS WRITTEN APPROVAL HAS BEEN GIVEN FOR THE LEAST RESTRICTIVE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE DRAWINGS PRIOR TO COMMENCING ANY WORK.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF ALASKA LATEST EDITION, AND ALL OSHA REQUIREMENTS. THE OWNER AND THE ARCHITECT OR ENGINEER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING OR OTHER TEMPORARY CONSTRUCTION DESIGNS REQUIRED.
13. ANY SUBSTITUTIONS FOR MATERIALS, HARDWARE, EQUIPMENT OR DETAILS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER. SUCH REVIEW MAY BE BILLED ON A TIME AND MATERIALS BASIS TO THE GENERAL CONTRACTOR UNDER APPROVED AGREEMENT WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED. ALL COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
14. ALL COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
15. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT OR ENGINEER FOR ANY DIMENSIONS NOT SHOWN.
16. THESE DRAWINGS ARE NOT COMPLETE UNTIL REVIEWED AND ACCEPTED BY THE LOCAL BUILDING OFFICIALS AND SIGNED BY THE OWNER AND THE ARCHITECT AND/OR ENGINEER.
17. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND/OR ENGINEER AND ARE THE PROPERTY OF THE OWNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER AND FOR APPROVED COMPENSATION.
18. ALL COLOR SELECTION SHALL BE PER THE COLOR SCHEDULE OR IF NOT ON THE COLOR SCHEDULE THEN SUBMIT TO THE OWNER FOR APPROVAL.

PERMIT SET

MECHANICAL SCOPE ITEMS

1. EXTERIOR HEATING SYSTEM TO REMAIN AND BE MODIFIED FOR NEW LAYOUT AS REQUIRED.
2. EXISTING SPRINKLER SYSTEM TO REMAIN AND BE MODIFIED FOR NEW LAYOUT AS REQUIRED. DEFERRED SUBMITTAL TO BE PROVIDED TO THE STATE FIRE MARSHAL'S OFFICE FOR REVIEW.

ELECTRICAL SCOPE ITEMS

1. EXISTING LIGHTING TO BE MODIFIED TO FIT NEW LAYOUT.
2. NEW LIGHT FIXTURES INSTALLED AT NEW ENCLOSED ROOMS.
3. SURFACE-MOUNTED CONDUIT AND RACEWAY TO BE USED FOR RETROFIT LOCATIONS.
4. MINIMUM ILLUMINATION REQUIREMENTS:
   A. RETAIL: 30 fc
   B. STORAGE AND MECHANICAL SPACES: 10 fc
   C. OFFICE AND RESTROOM: 30 fc
5. PROVIDE CODE-COMPLIANT COVERAGE FOR EMERGENCY EXIT LIGHTING. LOCATION SHOWN ARE SCHEMATIC ONLY.
6. EXISTING POWER AND SIGNAL DISTRIBUTION SYSTEMS TO BE MODIFIED TO FIT NEW LAYOUT.

PLAN LEGEND

- EXIT DOOR WAY WITH EXIT HARDWARE
- NEW FIRE EXTINGUISHER, 2A-10B:C DRY CHEMICAL FIRE EXTINGUISHER
- TILES EMBEDDED EXIT SIGN WITH INTEGRAL EMERGENCY LIGHT WITH MAINTENANCE FREE LEAD CALCIUM BATTERY AND ADJUSTABLE HEADS, UNIONLAND NEUTRLED OR SIMILAR
- EXISTING EXTERIOR LIGHT
- E — EXISTING
- N — NEW

PROJECT DESCRIPTION

INTERIOR RENOVATION TO PARTITION SECTION OF EXISTING SALES FLOOR INTO LIQUOR STORE SALES FLOOR WITH ASSOCIATED STORAGE AND OFFICES.

CODE SUMMARY

PROJECT LOCATION: 716 OCEAN CAPE ROAD, YAKUTAT, AK 99689

APPLICABLE CODES:
ALASKA STATE BUILDING CODE (13 AAC 50-55)
2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2012 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL FIRE CODE (IFC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 UNIFORM PLUMBING CODE (UPC)
2014 NFPA 70 (NATIONAL ELECTRICAL CODE (NEC)

ALTERATION LEVEL 2

OCCUPANCY CLASSIFICATION: M MERCANTILE

CONSTRUCTION TYPE: V-B (NON-RATED)

SPRINKLER SYSTEM: EXISTING TO BE MODIFIED
FIRE ALARM SYSTEM: NOT REQUIRED (UNDER OCCUPANCY MINIMUMS)
FIRE EXTINGUISHERS: NEW PROVIDED PER PLAN

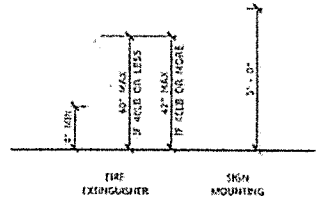
LONGEST TRAVEL DISTANCE: 150-0" (NEW UPPER LEVEL LAYOUT)
MAXIMUM TRAVEL DISTANCE: 250'-0"

EXISTING AREA:
FIRST FLOOR: 5,407 SF
SECOND FLOOR: 4,139 SF
TOTAL BUILDING : 9,546 SF (OK WITH SPRINKLER)

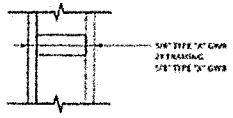
BUILDING STORIES: 2 EXISTING (OK WITH SPRINKLER)

OCCUPANT LOAD: MAIN LEVEL:
SALES FLOOR = 4,001 / 30 = 133.4 [133]
STORAGE/MECHANICAL = 1,406 / 300 = 4.7 [5]

UPPER LEVEL:
SALES FLOOR = 2,771 / 30 = 92.4 [92]
OFFICES = 217 / 100 = 2.2 [2]
STORAGE/MECHANICAL = 1,151 / 300 = 3.8 [4]
TOTAL OCCUPANT LOAD: 236



1 / A1 MOUNTING HEIGHTS
1/2" = 1'-0"



2 / A1 NEW INTERIOR WALL

NO	DATE	REVISION

ICG Jensen Inc
architecture • engineering • surveying
250 H Street
Anchorage, AK 99501
P: (907) 243-2535
F: (907) 243-2675
W: icgjensen.com

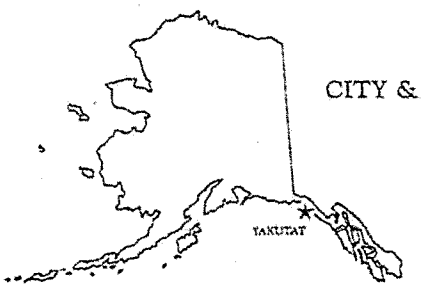
NORTH WEST COMPANY

YAKUTAT ACC STORE INTERIOR RENOVATION

GENERAL NOTES AND CODE ANAYLISYS

SHEET SIZE:	34x22
DESIGNED BY:	VIS
DRAWN BY:	FN
CHECKED BY:	VIS
DATE:	11/18/19
FILE NO:	1113.24

SHEET NUMBER
A1 OF 2



CITY & BOROUGH of YAKUTAT
P.O. Box 160
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CUP 2020-01 Approved with the following conditions:

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