




City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Memorandum

TO: Jim Dinley, Municipal Administrator
Mayor Scott McAdams and Members of the Assembly

FROM: Wells Williams, Planning Director 

SUBJECT: Conditional Use Permit for Bauder Seafood Processing Facility

DATE: May 27, 2010

The Sitka Planning Commission is unanimously recommending approval, with conditions, of a conditional use permit for a seafood processing facility on a dock seaward of Burgess Bauder's parcel at 4509 Halibut Point Road. The property is adjacent Halibut Point Marine and is zoned C-2 General Commercial and Mobile Home District. The board's recommendation followed a public hearing on May 18th, 2010.

Seafood processing, due to its potential impacts, is a conditional use in commercial zones. The Bauder proposal would replace an existing building with a 40 by 40 foot structure. Access to the building would be through the Halibut Point Marine property. The facility is a partnership with other divers and would process geoducks. Additional permits through other agencies are pending.

The Planning Commission is recommending approval with the following conditions:

1. All permits including from the Department of Natural Resources Tidelands, Corps of Army Engineers, and any other required state or federal permits be received prior to the operation of the facility with copies provided to the planning office;
2. Prior to the initiation of operations, a copy of an easement be provided to the planning office to document access to parking and the structure as necessary;
3. A total of eight off-street parking spaces be provided prior to the operation of the facility with the drawings submitted to the planning office; and
4. Conduct a public hearing if adjacent property owners make a request for the purpose of mitigating any off-site impacts.

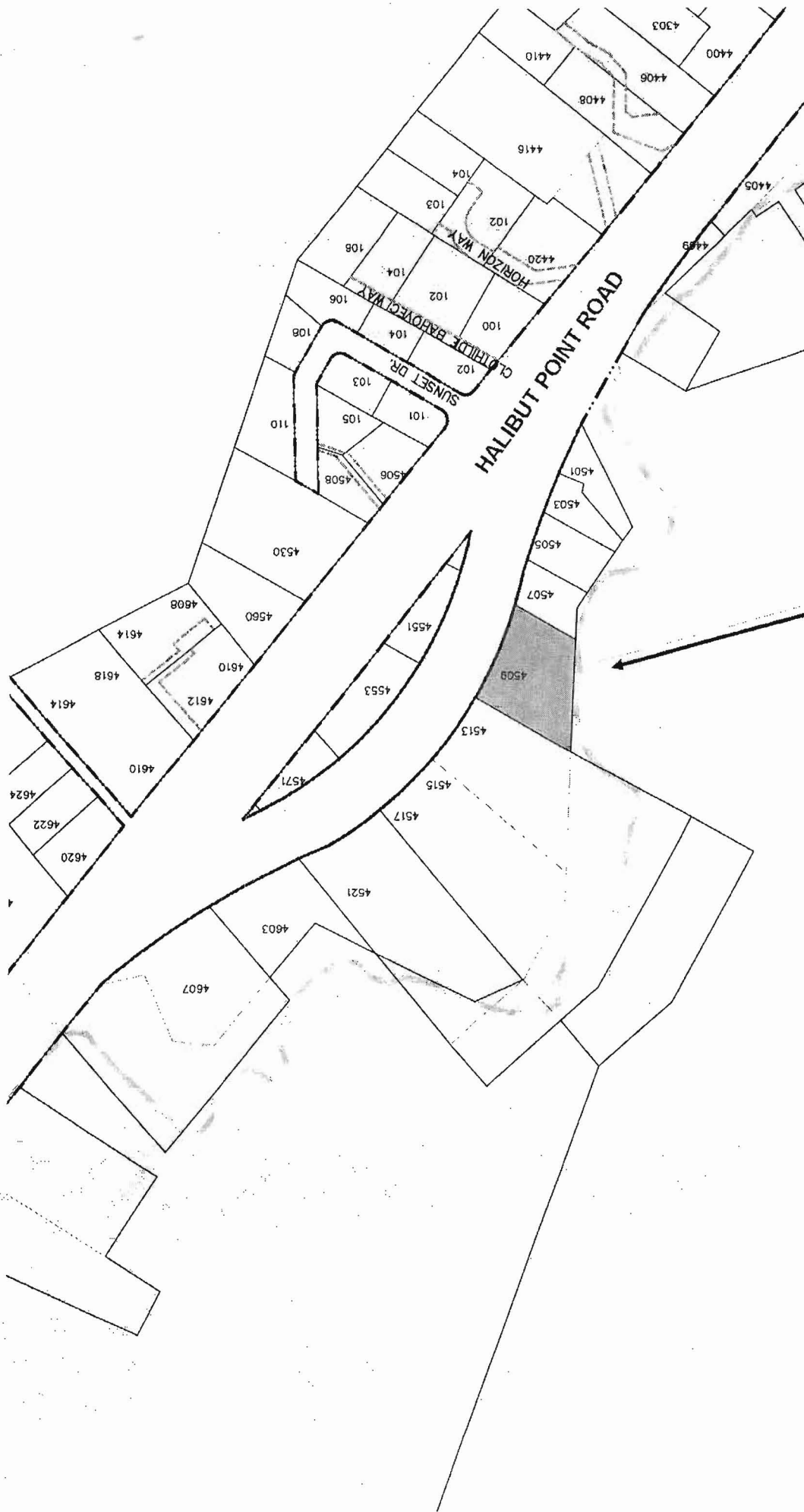
There was not any public comment on the proposal at the Planning Commission meeting.

The Planning Commission minutes, that include a follow up motion making the necessary findings, are attached.

RECOMMENDED ACTION:

Approve the conditional use request with the conditions recommended by the Planning Commission.

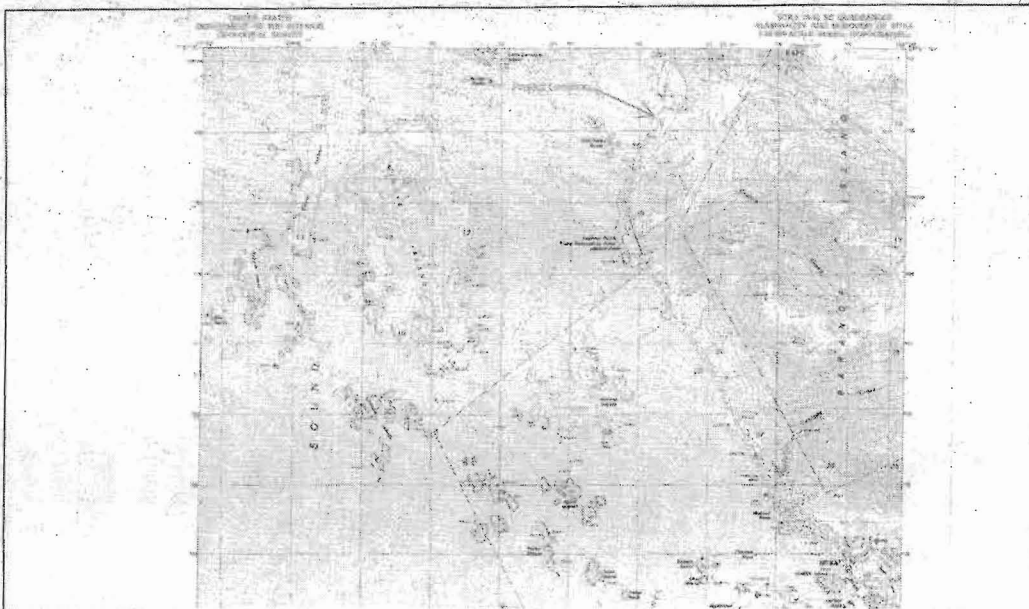
Providing for today...preparing for tomorrow



Bauder
Conditional Use Permit Request
Seaward 4509 Halibut Point Road







Purpose: Expand Existing Dock Facility
 Provide Breakwater to Protect Dock

Adjacent Property Owners: See Sheet 3 of 5

Location: Sitka Sound

Local Government: City and Borough of Sitka, Alaska

Datum: 0.0' M.L.L.W

**Seafood Processing Dock
 Floating Breakwater Installation**

PROJECT LOCATION

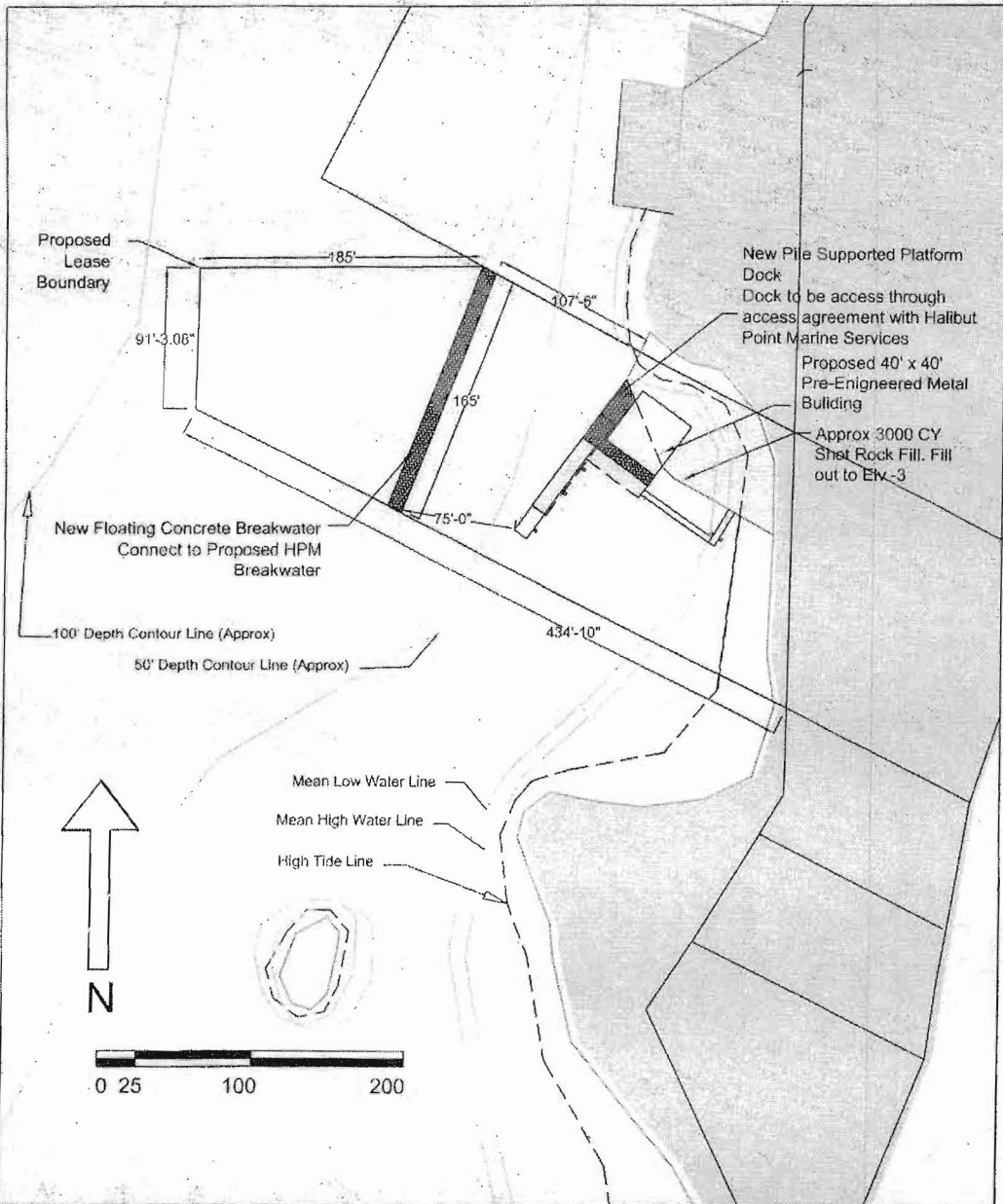
Application By
 Burgess Bauder

Sitka, AK 99835

MLLW: 0.0'
 MHW: 9.1'
 HTL: 12.7'
 Lat 57 06' 55"
 Lon 135 23' 34"

Revision:
 Date: 2-4-10

Sheet 1 of 5



Purpose: Expand Existing Dock Facility
Provide Breakwater to Protect Dock

Adjacent Property Owners: See Sheet 3 of 4

Location: Sitka Sound

Local Government: City and Borough of Sitka, Alaska

Datum: 0.0' M.L.L.W

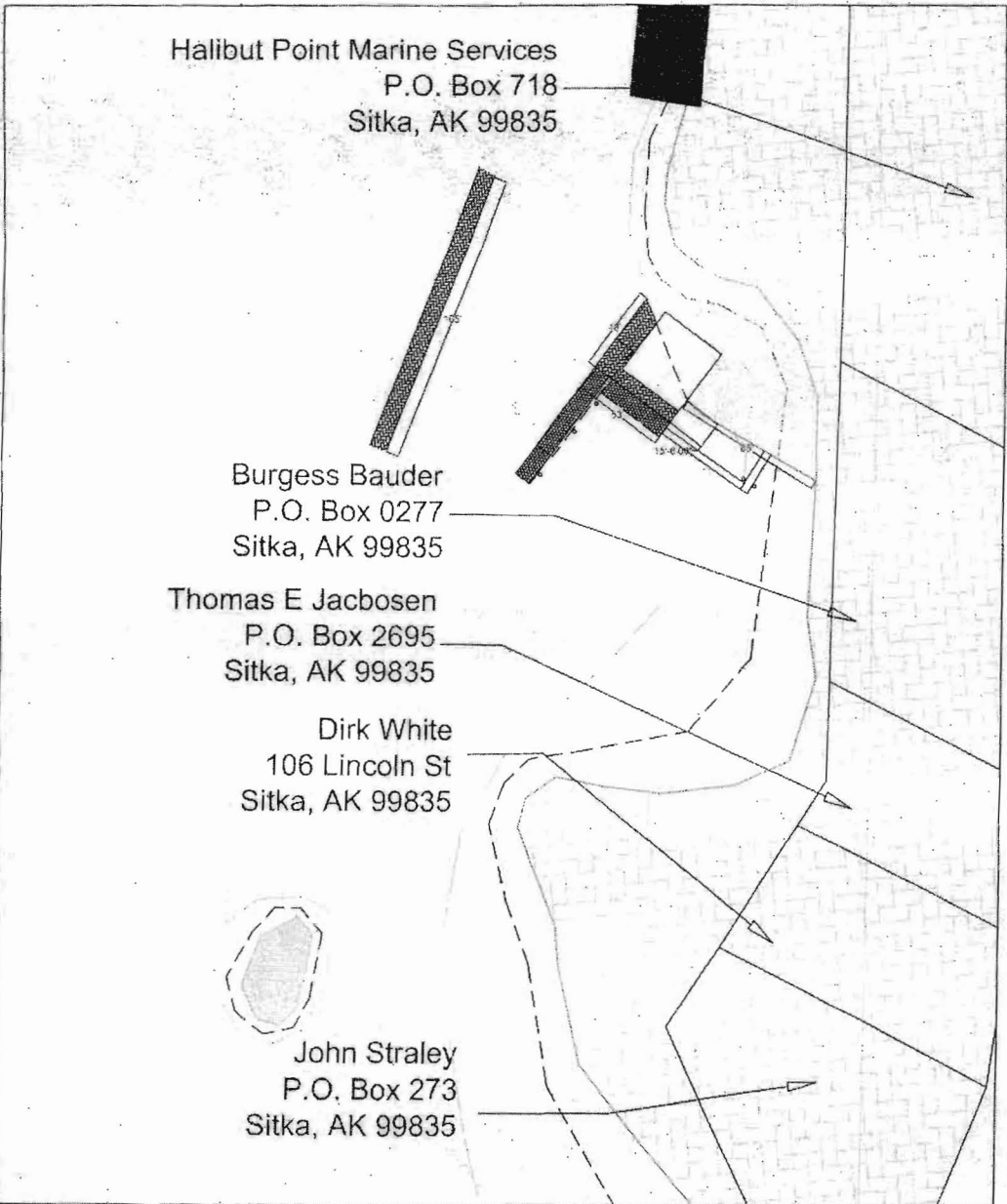
Seafood Processing Dock
Floating Breakwater Installation

PROJECT OVERVIEW

Application By
Burgess Bauder

MLLW: 0.0'
MHW: 9.1'
HTL: 12.7'
Lat 57 06' 55"
Lon 135 23' 34"

Revision: 0
Date: 03-24-10
Sheet 2 of 6



Halibut Point Marine Services
 P.O. Box 718
 Sitka, AK 99835

Burgess Bauder
 P.O. Box 0277
 Sitka, AK 99835

Thomas E Jacobsen
 P.O. Box 2695
 Sitka, AK 99835

Dirk White
 106 Lincoln St
 Sitka, AK 99835

John Straley
 P.O. Box 273
 Sitka, AK 99835

Purpose: Expand Existing Dock Facility
 Provide Breakwater to Protect Dock

Adjacent Property Owners: See Sheet 3 of 5
 Location: Sitka Sound
 Local Government: City and Borough of Sitka, Alaska
 Datum: 0.0' M.L.L.W

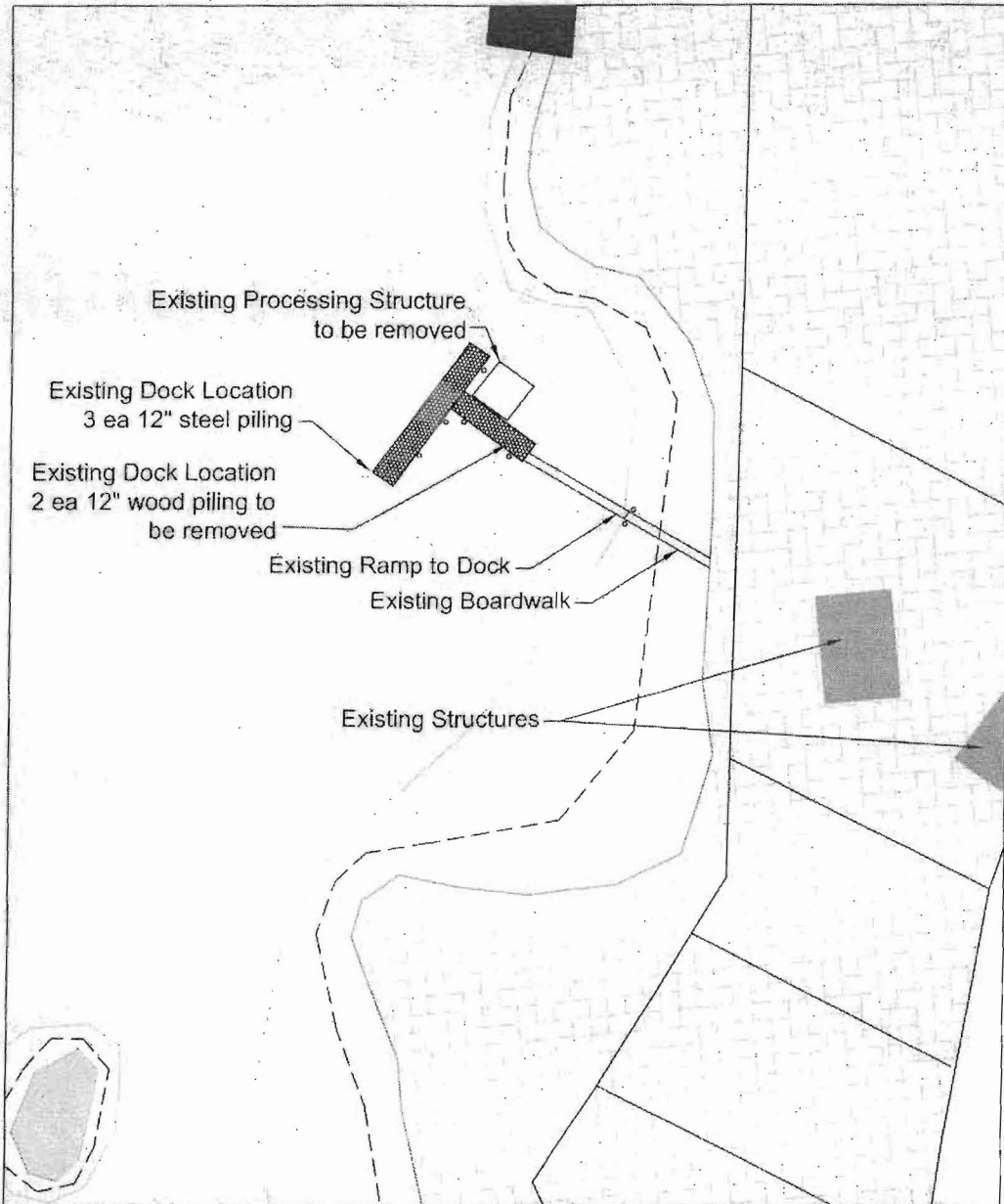
Seafood Processing Dock
 Floating Breakwater Installation

PROPERTY OWNERS

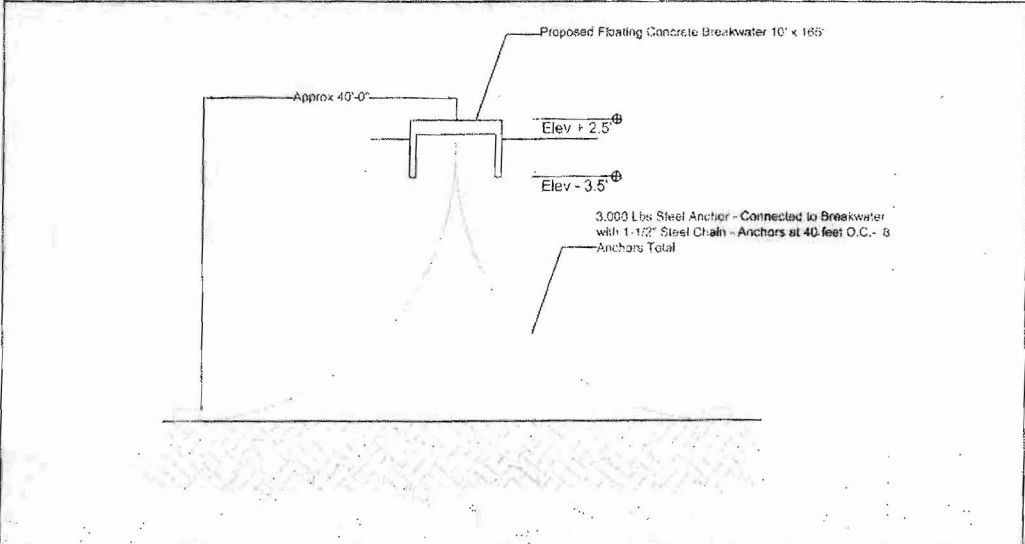
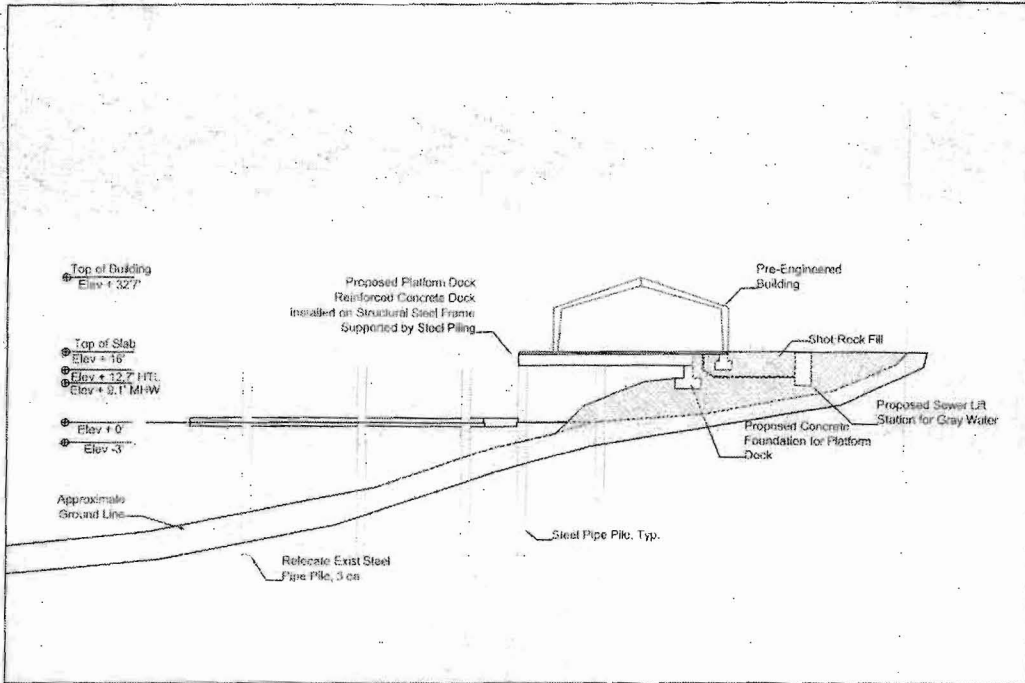
Application By
 Burgess Bauder
 Sitka, AK 99835

MLLW: 0.0'
 MHW: 9.1'
 HTL: 12.7'
 Lat 57 06' 55"
 Lon 135 23' 34"

Revision: 0
 Date: 3-24-10
 Sheet 3 of 6



Purpose: Expand Existing Dock Facility Provide Breakwater to Protect Dock	Seafood Processing Dock Floating Breakwater Installation	MLLW: 0.0' MHW: 9.1' HTL: 12.7'
Adjacent Property Owners: See Sheet 3 of 5 Location: Sitka Sound Local Government: City and Borough of Sitka, Alaska Datum: 0.0' M.L.L.W	EXISTING CONDITIONS Application By Burgess Bauder Sitka, AK 99835	Lat 57 06' 55" Lon 135 23' 34" Revision: 0 Date: 3-22-10 Sheet 4 of 6



Purpose: Expand Existing Dock Facility
Provide Breakwater to Protect Dock

Adjacent Property Owners: See Sheet 3 of 5

Location: Sitka Sound

Local Government: City and Borough of Sitka, Alaska

Datum: 0.0' M.L.L.W

**Seafood Processing Dock
Floating Breakwater Installation**

SECTIONS

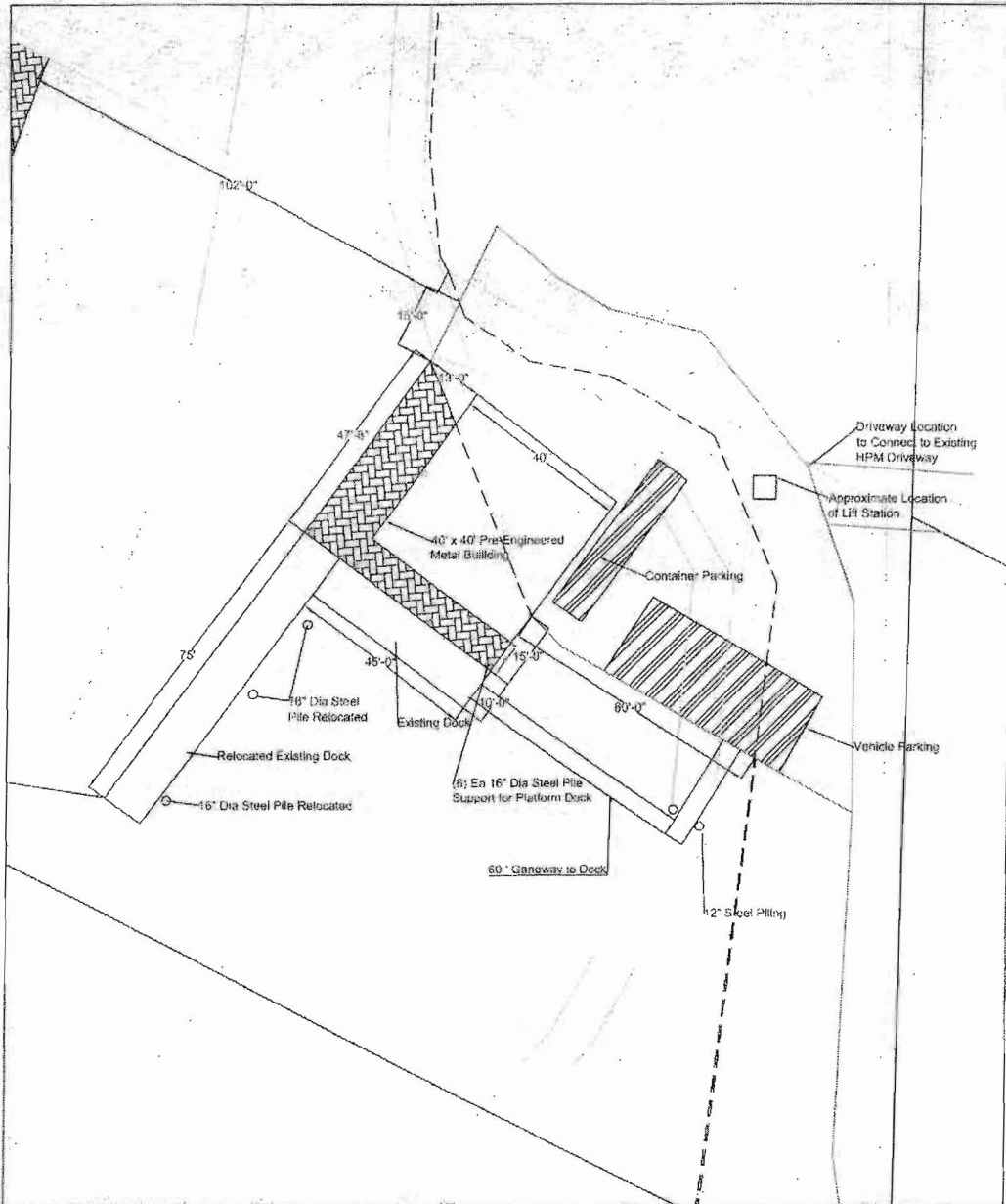
Application By
Burgess Bauder

Sitka, AK 99835

MLLW: 0.0'
MHW: 9.1'
HTL: 12.7'
Lat 57 06' 55"
Lon 135 23' 34"

Revision:
Date: 3-24-10

Sheet 5 of 6



<p>Purpose: Expand Existing Dock Facility Provide Breakwater to Protect Dock</p> <p>Adjacent Property Owners: See Sheet 3 of 6</p> <p>Location: Sitka Sound</p> <p>Local Government: City and Borough of Sitka, Alaska</p> <p>Datum: 0.0' M.L.L.W.</p>	<p style="text-align: center;">Seafood Processing Dock Floating Breakwater Installation</p> <p style="text-align: center;">Enlarged Dock Plan</p> <p style="text-align: center;">Application By Burgess Bauder</p>	<p>MLLW: 0.0' MHW: 9.1' HTL: 12.7' Lat 57 08' 55" Lon 135 23' 34"</p> <p>Revision: 0 Date: 05-3-10</p> <p>Sheet 6 of 6</p>
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**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
May 18, 2010**

Present: Richard Parmelee (Member), Jeremy Twaddle (Vice-Chair), William Stortz (Member), Tom Rogers (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner), and Crystal Duncan (Contract Secretary).

Members of the Public: Burgess Bauder, Hugh Bevan, Tim Eddy, Christian Fabian, Jamal Floate, Jon Martin, Tom Mattingly, Keith Nyitray, Pat Parrish, Jack Fredrickson, Jim Steffen, Jon R. (*Roger*) Sudnikovich, Irenio (*Emy*) Sumauang, Tammy Sumauang, and Stephen Weatherman (Municipal Engineer).

Chairman Alexander was excused from this evening's meeting. Therefore Mr. Twaddle chaired the meeting calling it to order at 7:01 p.m.

Consideration of the Minutes from the May 4, 2010 meeting:

MOTION: M/S PARMELEE/ROGERS moved to approve the meeting minutes for May 4, 2010.

ACTION: Motion **PASSED unanimously** on a voice vote.

This evening's business:

**CONDITIONAL USE PERMIT REQUEST
SEAFOOD PROCESSING DOCK
BURGESS BAUDER
4509 HALIBUT POINT ROAD**

Public hearing and consideration of a conditional use permit request for a seafood processing dock. The location area is seaward of 4509 Halibut Point Road. The request is filed by Burgess Bauder.

Mr. Williams provided the following property summary. The request is for a seafood processing dock. The location is zoned for commercial use however because of the mitigating circumstances associated with processing, such as smell, the Assembly requires a conditional use permit be in place.

He explained that the property currently houses a dock, mobile home, light house structure, and an existing structure which will be replaced by a larger 40 foot by 40 foot building.

Vice-Chair Twaddle called the applicant forward. Mr. Bauder introduced himself and explained that the project coordinator, Chad Trani, was supposed to call in via teleconference; however Mr. Bauder would do his best to answer any questions that the Commission may pose. He then stated that the enlarged facility is for *geoduck* processing which has a season that runs approximately 10 days in a calendar year. In building a larger facility he sees the capability for commercial fisherman to utilize the space stating "build it and they will come."

Mr. Williams questioned Mr. Bauder regarding parking on the property. Mr. Bauder replied that there would be parking accessible via McGraw's property; McGraw verbally approved having an access easement on his property.

In reference to the permit requirements, Mr. Bauder confirmed that Mr. Trani was working through the process for obtaining all the required permits including for fish carcass disposal at the facility.

Mr. Rogers asked about his timeline for completing the project. Mr. Bauder explained that the diving season started on October 1st so in order to utilize the facility this year, building would have to start immediately contingent upon approval for the conditional use and other permit requests.

MOTION: M/S STORTZ/PARMELEE moved to recommend approval by the City Assembly for a conditional use permit request for a seafood processing dock with conditions. The location area is seaward of 4509 Halibut Point Road. The request is filed by Burgess Bauder. The conditions include:

1. All permits including from the Department of Natural Resources Tidelands, Corps of Army Engineers, and any other required state or federal permits be received prior to the operation of the facility with copies provided to the planning office;
2. Prior to the initiation of operations a copy of an easement be provided to the planning office to document access to parking and the structure as necessary;
3. A total of eight off-street parking spaces be provided prior to the operation of the facility with the drawings submitted to the planning office; and
4. Conduct a public hearing if adjacent property owners make a request for the purpose of mitigating any off-site impacts.

ACTION: Motion PASSED unanimously on a voice vote.

Planning department staff recommended the following findings in support of the approved request.

MOTION: M/S PARMELEE/ROGERS moved to approve the following findings:

1. The granting of the conditional use permit will not be detrimental to the public health, safety, and general welfare as evidenced by the mandate for additional permits;
2. The property will not adversely affect the existing character of the facility as evidenced by access to the property coming from the North;
3. The granting of the conditional use permit will not be injurious to uses of property improvements immediately adjacent to the facility; and granting of the permit is consistent with the economic goals and objectives of the comprehensive plan, specifically those that deal with a diverse economic base;
4. The conditions necessary to lessen the impacts of the proposed conditions can be monitored and enforced, specifically as evidenced by

- the request that all permits be submitted to the Planning Commission for the applicants permanent file; and
5. The proposed use will not introduce hazardous conditions that cannot be mitigated and there are adequate public facilities that are provided in the immediate area.

ACTION: Motion **PASSED unanimously** on a voice vote.

Mr. Williams stated that the conditional use permit request will be reviewed by the City Assembly at their regularly scheduled June 8, 2010 meeting.

ADJOURNMENT

MOTION: M/S PARMELEE/STORTZ moved to adjourn the meeting at 8:50 p.m.

ACTION: Motion **PASSED unanimously** on a voice vote.

Don Alexander, Chair

Crystal Duncan, Secretary

Request:

Conditional use permit request for a seafood processing dock.

Zoning District: C-2

Front: 20 feet

Rear: 10 feet

Side: 5 feet

Meeting Flow

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Comment period closed - brought back to the board

- Motions

Tonight's Motions

- A motion recommending approval is suggested
- Move to approve findings in support of recommended approval or denial

**Burgess Bauder Conditional Use Request
Seafood Processing Dock**

Seaward of 4509 Halibut Point Road

May 18, 2010

Burgess Bauder is requesting a conditional use permit for a seafood processing dock.

The applicant would like to construct a new concrete pier, an area of shot rock fill for pier access and a low profile concrete breakwater for protection to enhance the use of an existing dock system. Included in this is adding a 40 foot by 40 foot steel clear span building on the pier which would be used for ocean based shellfish/finfish processing and packaging facility; while focusing on the geoduck clam fishery and geoduck dive fishery as well as sea cucumber dive fishery with the possibility of various finfish species for other direct marketers. A high estimate of staffing for the facility could range from 10 to 15 people.

A formal motion outlining the board's position is then suggested. Discussion as to why, or why not, the board thinks the proposal is a good idea should proceed or follow the vote on the recommendation.

Follow up findings can be made by a motion after the initial vote on the recommendation.

Proposed Dock Modification

Narration for Bauder Pier

This brief narration highlights the proposed scope of work for the modification of an approved existing dock project owned by Burgess Bauder of Sitka Alaska. Please see attached drawings for specific details of the site plan, proposed and existing structures, adjacent property boundaries, principal site dimensions, etc.

The project purpose will be to enhance the ability to use the existing dock structure for ocean based shellfish/seafood packaging and processing. The overall goal will be to facilitate the most expeditious packaging and processing of shellfish and seafood while still maintaining the utmost quality and freshness possible. The most critical factor involved in maintaining product integrity is the speed at which the product can be transported, unloaded and processed. In the case of the geoduck clam fishery, all product is sold live. The longer the clams are out of the water and the more they are stressed (from excessive handling or transit, temperature fluctuations, etc.) the shorter the shelf life and lower the quality becomes. Keeping the packaging process as short and direct as possible dramatically enhances the quality and integrity of the clams. Packaging and processing other types of product share similar concerns. This illustrates the need to have the project located on tideland with direct access to water deep enough to unload vessels. Doing so will allow all product to be packaged as quickly as possible, thus maintaining the highest level of freshness and quality.

The facility will be utilized to custom process and package all poundage harvested by direct marketers in the local Sitka geoduck dive fishery as well as potentially significant poundage resulting from the local Sitka sea cucumber dive fishery. Opportunities to custom process and/or package various finfish species for other direct marketers are also possible. Depending on volumes and type of product being packaged/processed, staffing for the facility could possibly range as high as 10-15 people.

The existing dock currently consists of two dock sections with 5 pilings. This dock system is accessed from the beach via a self supported gangway (supported by 2 pilings) and attached ramp. The proposed plan will be to supplement the dock system with a new piled concrete pier over deeper water and an area of shot rock fill (roughly 3000 cu yds) to connect the new pier to the adjacent tideland (see attached drawings). This will entail extracting some of the existing dock and ramp pilings and re-driving them in a slightly different configuration (but in very close proximity to their current location) to rearrange the dock system. New galvanized steel pilings would be driven to support the outboard 54 foot long face of the concrete pier. The field of the steel reinforced concrete pier would be supported by galvanized steel I-beams which will be carried by a concrete footing on the outboard perimeter of the filled area. To facilitate packaging operations, a 40'x40' steel clear span building will be constructed on the pier.

A length of approximately 120 feet of cobblestone shoreline will be filled with shot rock to facilitate access to the new piled pier. The fill would be capped with either D1 gravel or possibly a combination of concrete or pavement. All utilities will be trenched roughly 20 feet from an existing source at the north property line (Halibut Point Marine Services) and then stubbed out at an appropriate location in the field of the filled area. A vault will also be installed in the filled area to facilitate black/grey water collection and connection to the domestic city sewer system. Finally, a low profile floating concrete breakwater will be installed roughly 75 feet seaward of the facility to provide required shelter for vessels tied at the pier. This floating breakwater will be anchored in place by a series of 3000 pound anchors with 1-1/2 inch steel chain.

The original project configuration involved utilizing a more economical steel retaining wall and additional shot rock to build the pier. A more expansive fill area for pier access was also proposed. In a serious effort to mitigate the environmental impact this original project could have had, we have reduced the overall size and configuration to what is described above. The footprint of the filled access area has been reduced to the absolute minimum size practicable. Additionally, the steel retaining wall/backfill pier design has been reconfigured to utilize piles. Utilizing shot rock to fill the entire area would have cost roughly

\$60,000 whereas the estimated cost of the proposed fill/steel pile configuration is \$360,000. Although this piled pier configuration is decidedly more costly, it significantly reduces the amount of tidelands impacted by fill. Both of these modifications were made in an effort to mitigate the impact of covering more tideland with rock while still maintaining the necessary access/pier footprint to keep the project economically feasible.

Any questions or concerns with the details of this application may be directed to Chad Trani at chadtrani@hotmail.com or by phone at 425-761-7418.

Proposed Mitigation Statement

Narration for Bauder Pier

This brief narration highlights the proposed scope of work for the modification of an approved existing dock project owned by Burgess Bauder of Sitka Alaska. The existing dock currently consists of two dock sections with 5 pilings. This dock system is accessed from the beach via a self supported gangway (supported by 2 pilings) and attached ramp.

The proposed plan will be to supplement the dock system with a new piled concrete pier over deeper water and an area of shot rock fill (roughly 3000 cu yds) to connect the new pier to the adjacent tideland (see attached drawings). This will entail extracting some of the existing dock and ramp pilings and re-driving them in a slightly different configuration (but in very close proximity to their current location) to rearrange the dock system. New galvanized steel pilings will be driven to support the outboard face of the concrete pier. The field of the concrete pier will be supported by galvanized steel I-beams which will be carried by a concrete footing poured on the edge of the filled area. A length of approximately 120 feet of cobblestone shoreline will be filled with shot rock to facilitate access to the new piled pier. The fill will be capped with either D1 gravel or possibly a combination of concrete or pavement. A modest 40'x 40' steel clear span building will be erected on the pier to be used as a shellfish/finfish processing and packaging facility. All utilities will be routed from an existing source at the northern property line (Halibut Point Marine – hereafter HPM) and run roughly 20 feet to a termination point in the field of the filled area. A vault will also be installed in the filled area to facilitate black/grey water collection and connection to the domestic city sewer system. Finally, a low profile floating concrete breakwater will be installed roughly 75 feet seaward of the facility to provide required shelter for vessels tied at the pier. This floating breakwater will be anchored in place by a series of 3000 pound anchors with 1-1/2 inch steel chain.

1) Avoidance of impacts to waters of the U.S. including wetlands:

This building site was chosen in order to make the best use of an existing adjacent filled area, existing dock structure and naturally occurring beach topography (steep drop-off) in an effort to avoid further environmental impact to tidelands by building from scratch at a different location.

The project will make use of the existing adjacent fill area of HPM to route facility utilities from an existing source. The HPM filled area will also facilitate the easement for vehicle access to the project area. Utilizing this existing filled area avoids the need to further impact additional tidelands or uplands in order to provide vehicle access and utility connections.

The initial pier configuration involved utilizing a more economical steel retaining wall and additional shot rock to build the pier. While a more cost effective alternative, this design would have necessitated roughly 55% more fill volume than the current proposed structure. In a serious effort to mitigate the environmental impact this original project could have had, we have reconfigured the design to instead utilize galvanized steel piles and I-beams for the pier. Utilizing shot rock to fill the entire area would have cost roughly \$60,000 whereas the estimated cost of the proposed fill/steel pile configuration is \$360,000. Although this piled pier configuration is decidedly more costly, it significantly reduces the amount of marine habitat impacted by fill.

The existing dock structure will be utilized in the new pier design in order to reuse the dock system and the majority of the pilings. The proposed configuration will make use of many existing pilings thereby minimizing the number of new piles needing to be driven. Only 3 existing pilings should need to be re-driven very close to where they are currently located. This approach will help minimize the number of pilings needing to be relocated and therefore reduce the impact of tideland disturbance.

In order to provide weather protection, the facility will be protected by a low profile concrete breakwater roughly 10' wide by 6' deep – only 2 feet of which should be visible above waterline. Other alternative breakwater systems we considered involved the use of either solid fill (shot rock) or a piling secured floating breakwater. Both of these types of breakwater system are significantly more detrimental to tideland ecosystems in that they disturb more bottom area in order to install and anchor the system. The proposed breakwater will be anchored in place by a series of 3000 pound anchors with 1-1/2 inch steel chain. Once placed, this anchoring system will present a negligible amount of environmental impact.

All of these considerations and modifications have been made in an effort to significantly mitigate both the impact of covering more tideland with rock and the effects of driving piles while still maintaining the necessary access/pier footprint to keep the project economically feasible.

2) Minimization of unavoidable impacts to the waters of the U.S., including wetlands:

The size of the proposed pier has been reduced to the absolute minimum size practicable. The pier and dock system needs to have enough water available (minimum 10-12 feet) to be able to tie up vessels at any tide. With this water depth requirement in mind, the pier has been positioned to make use of a natural topographical drop-off in the shoreline. This significantly reduces the volume of fill required to access deep enough water. The dimensions of the pier are similarly minimized to be only large enough to accommodate the size of the required facility and existing dock system (see attached drawings).

The remaining scope of necessary equipment and space critical for operation of the facility include: 2 spaces for 40' container vans (only possible to be staged on the fill area to avoid possibly overloading the pier), parking for personnel, material storage and

minimal bathroom/administrative facilities. When the layout for these required facilities and equipment is configured as efficiently as possible, the smallest possible footprint is the size of the currently proposed filled area. Any reduction in the size of this proposed fill area will significantly degrade if not eliminate the economic and operational feasibility of the facility.

As mentioned earlier, the floating breakwater system has been configured to utilize anchors and chain. This has been done in an effort to do everything possible to minimize the impact on tidelands as explained earlier. Using the anchors and chain configuration to secure the breakwater keeps the degree of tidelands disturbance to an absolute minimum.

3) Compensation for unavoidable impacts to waters of the U.S., including wetlands:

As we have already gone to great lengths, and significant additional expense, to scale the scope of the proposed project down to the absolute minimum size practicable prior to construction, it is our belief that there will not need to be any compensatory mitigation required.

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION

Conditional Use Permit FEE \$100.00
plus current city sales tax

APPLICANT'S NAME: Burgess Bauder
PHONE NUMBER: H: 907-747-7821 C: 907-738-1497
MAILING ADDRESS: PO Box 277, Sitka, AK 99835

OWNER'S NAME: Same
(If different from applicant)
PHONE NUMBER: Same
MAILING ADDRESS: Same

PROJECT ADDRESS: 4509 HPR, Sitka, AK 99835
LEGAL DESCRIPTION Lot: 50 Block: -
Subdivision: -
U.S. Survey: 3475 Zoning Classification: Commercial

List specific request: To construct a new concrete pier to enhance the use of an existing dock system.

State all reasons for justifying request: The proposed project will enhance the ability to utilize the existing dock system to process/package shellfish and other seafood. Please see attached narration + mitigation statement for further details on project justification.

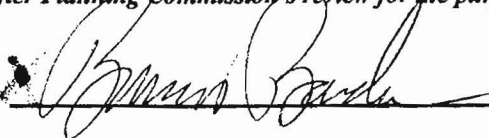
List all features and details of request: Proposed modification of existing dock system includes the construction of a piled concrete pier, an area of shot rock fill for pier access and a low profile concrete breakwater for weather protection. Please see attached site plans.

State the schedule and timing of request: Construction is proposed to commence on June 1, 2010 + be concluded by Sept 30, 2010.

Please attach drawings, maps, and additional narrative as appropriate.

The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT:  Date: 3/29/10
SIGNATURE OF OWNER: _____ Date: _____
(If different from the applicant)

Approval will be based on plans submitted
or approved by the Planning Commission or Assembly

Burgess Bauder CUP Seafood Processing Dock

258230000000000
CREAMER, KENNETH R./NORMA L.
101 SUNSET DR.
SITKA AK 99835

258250000000000
STRALEY, JOHN/JANICE
BOX 273
SITKA AK 99835

258260000000000
KELLIHER, DANIEL
4503 HPR
SITKA AK 99835

258310010000000
KAIN, GREGORY A.
9113 20TH ST. E
EDGEWOOD WA 98371

258310030000000
KAIN, GREGORY A.
9113 20TH ST EAST
EDGEWOOD WA 98371

258320000000000
WHITE, DIRK T./TRISH D.
106 LINCOLN ST
SITKA AK 99835

258350000000000
JACOBSEN, THOMAS E.
BOX 2695
SITKA AK 99835

258400000000000
RICKERT, PAUL J.
4530 HPR
SITKA AK 99835

258450000000000
BAUDER, R.BURGESS/VOSBURG, V
BOX 277
SITKA AK 99835

258500000000000
JOHNSON, EARLE
P.O. BOX 1173
SITKA AK 99835

258600000000000
MC GRAW, CHARLES/NANCY
BOX 718
SITKA AK 99835

258650010000000
BORLAND, DOUGLAS,,
BOX 1268
SITKA AK 99835

258700000000000
MC GRAW, CHARLES/NANCY
BOX 718
SITKA AK 99835