

Chairman

Tom Bailer

Commissioners

David Reggiani

John Greenwood

Tom McGann

Scott Pegau

John Baenen

Allen Roemhildt

PLANNING COMMISSION SPECIAL MEETING

MARCH 20, 2014 AT 12:00 PM

LIBRARY MEETING ROOM

AGENDA

City Planner

Samantha Greenwood

Assistant Planner

Leif Stavig

1. CALL TO ORDER

2. ROLL CALL

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt

3. APPROVAL OF AGENDA (voice vote)

4. DISCLOSURES OF CONFLICTS OF INTEREST

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience comments regarding agenda items (3 minutes per speaker)

6. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review - Ocean Beauty Seafoods Modular Homes Page 2

7. AUDIENCE PARTICIPATION

8. COMMISSION COMMENTS

9. ADJOURNMENT

Memorandum

To: Planning Commission
From: Planning Staff
Date: 3/18/14
Re: Site Plan Review – Ocean Beauty Seafoods Modular Homes

PART I – GENERAL INFORMATION

Requested Actions: Site Plan Review
Applicant: BKR & Associates
Owner Name: Ocean Beauty Seafoods LLC
Address: 304 Jim Poor Ave.
Parcel Number: 02-060-227
Zoning: Waterfront Industrial District
Lot Area: 15,341 sq. ft.

PART II – BACKGROUND

Ocean Beauty Seafoods and BKR & Associates are proposing to construct eight 320 sq. ft. modular homes to be used primarily by Ocean Beauty employees as a bunkhouse. The modular homes will be stacked two high and will be located toward the back of the lot. Part of an existing storage building has been removed to make room for the modular homes.

PART III – REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

The applicable regulations for this Site Plan Review are the following sections:

Chapter 18.33 WATERFRONT INDUSTRIAL DISTRICT

Chapter 18.42 SITE PLAN REVIEW

Chapter 18.48 OFF-STREET PARKING, LOADING AND UNLOADING

Chapter 18.33 WATERFRONT INDUSTRIAL DISTRICT

The development of housing in the Waterfront Industrial District is a permitted accessory use.

A Site Plan Review is required in the Waterfront Industrial District.

Chapter 18.42 SITE PLAN REVIEW

18.42.010 Purpose.

Whenever required by this code or the city council, a site plan review shall be completed by the planning commission with a recommendation to the city council. Prior to the issuance of a building permit, the city council must approve the site plan for the project.

Chapter 18.48 OFF-STREET PARKING, LOADING AND UNLOADING

The proposed construction is housing for seasonal employees-the majority of which do not have local transportation. In the case that parking for employees is needed it can be provided by Ocean Beauty Seafoods.

PART IV – SPECIAL CONDITIONS

The Planning Department must be in receipt of a Site Plan Approval from the Division of Fire and Life Safety prior to issuance of a Building Permit.

Trident Seafoods will consult with the Public Works Department about the water and sewer services and provide a Water Sewer Connection Permit to the Planning Department prior to the issuance of a Building Permit.

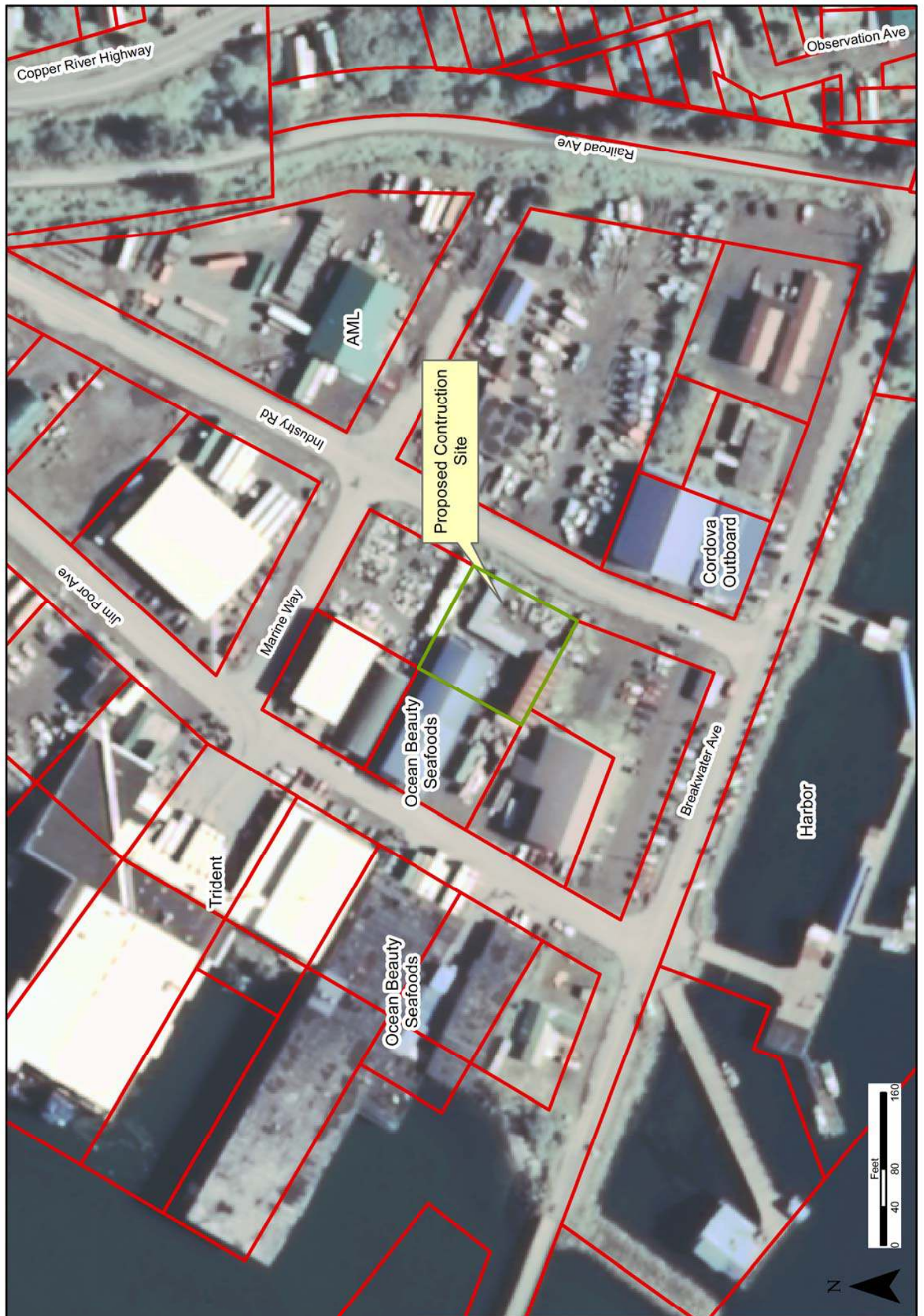
PART V – STAFF RECOMMENDATION

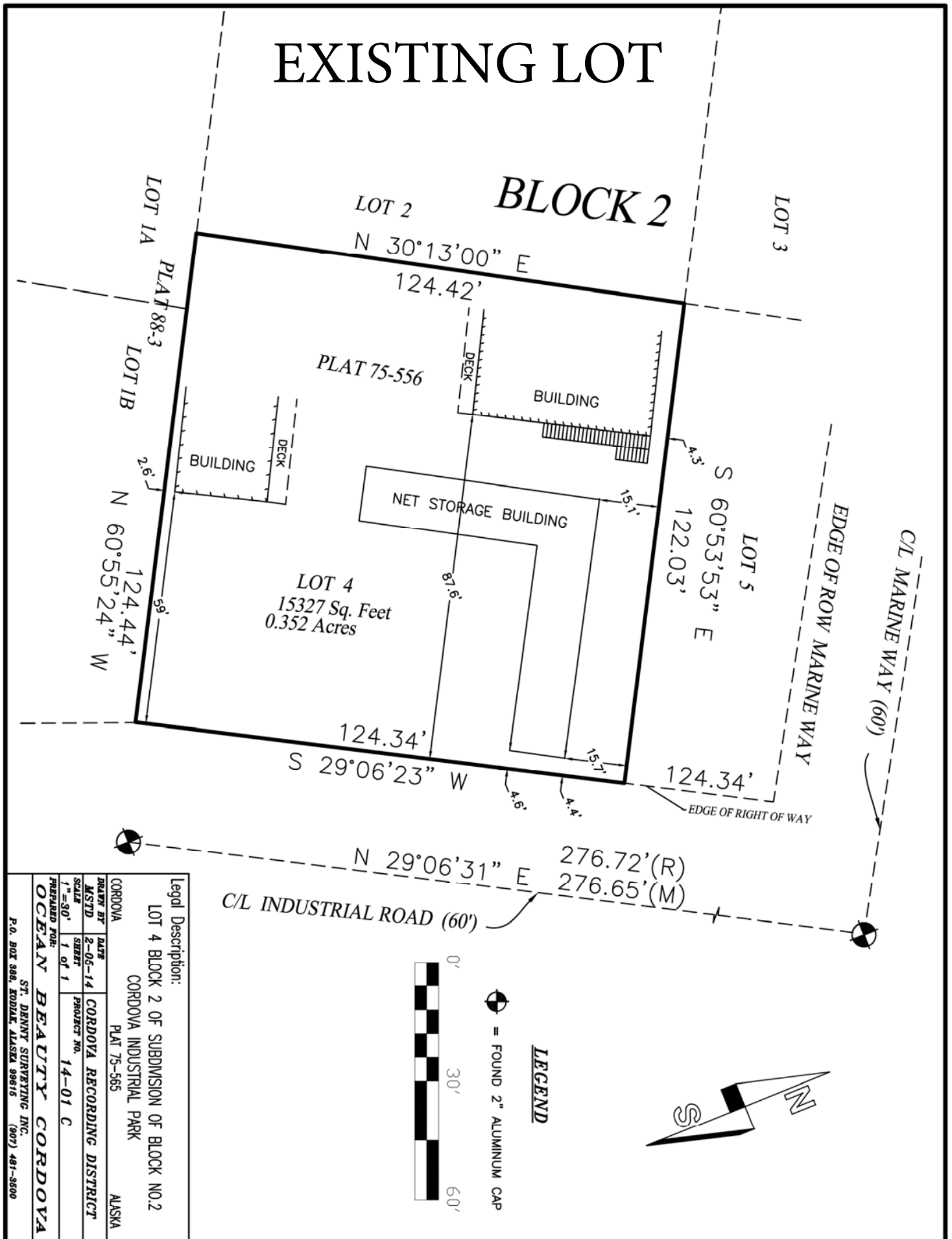
Staff recommend that the Planning and Zoning Commission forward a recommendation to City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods to construct eight 320 sq. ft. modular units on Lot 4, Block 2, Cordova Industrial Park based on the findings as contained in the staff report.

PART VI – SUGGESTED MOTION

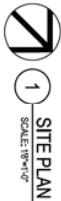
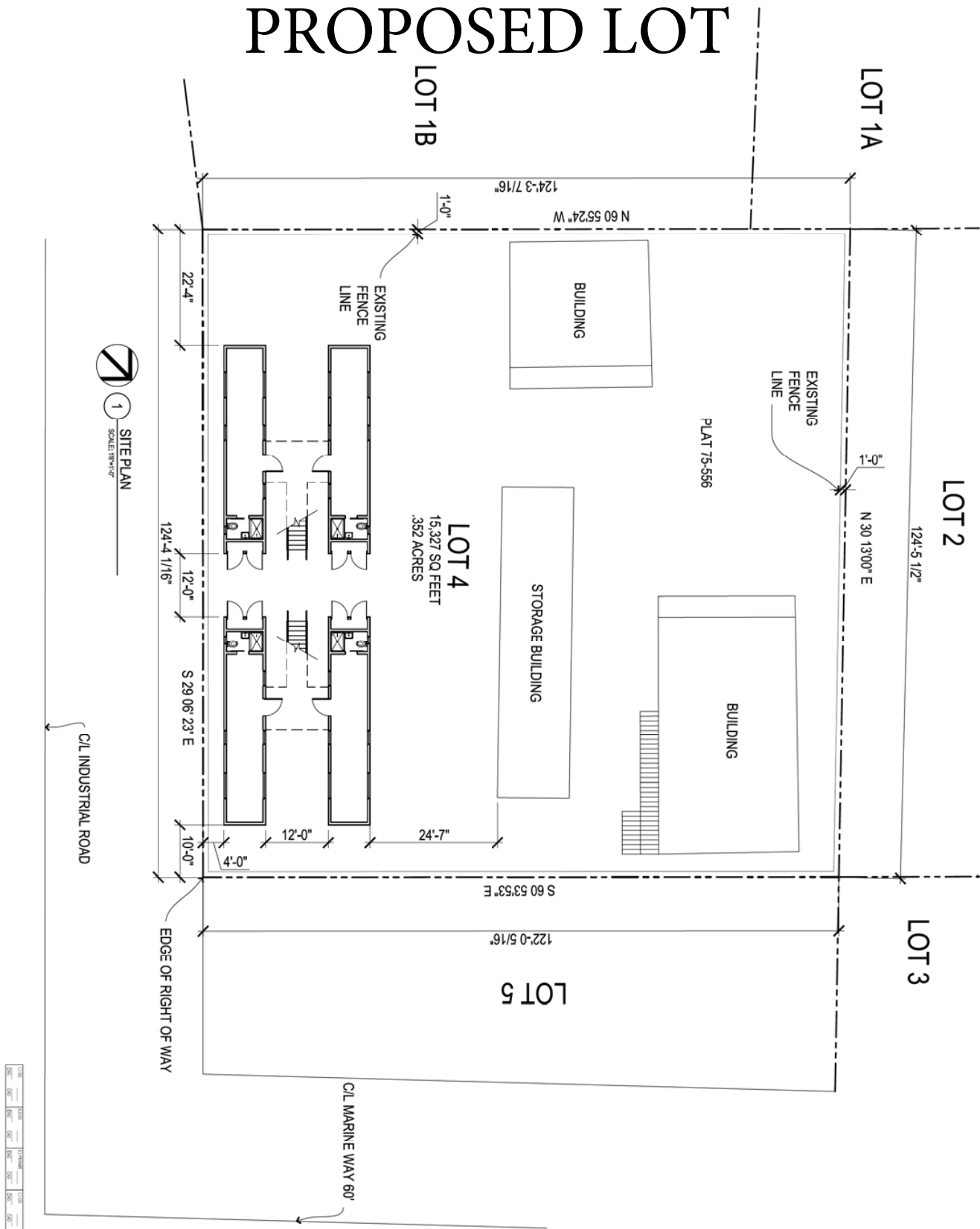
“I move that the Planning and Zoning Commission recommend to City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods to construct eight 320 sq. ft. modular units on Lot 4, Block 2, Cordova Industrial Park based on the findings as contained in the staff report.”

Ocean Beauty Seafoods Modular Home Construction





PROPOSED LOT



1 SITE PLAN
SCALE: 1/8"=1'-0"

CIL INDUSTRIAL ROAD

CIL MARINE WAY 60'

GRAPHITE Engineers Design Group 1000 1st Ave. S.W. Seattle, WA 98101 PHONE: (206) 355-1981 • FAX: (206) 355-1800 WEBSITE: www.graphiteengineers.com	DCI ENGINEERS 818 STEWART STREET, SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: (206) 355-1981 • FAX: (206) 355-1800 WEBSITE: www.dci-engineers.com CIVIL / STRUCTURAL	PREPARED BY: DCI
		SIGNATURE:
APPROVALS: Job No.: 12011-0468 Proj. Manager: DM Drawn: SM Reviewed: MM Dep. Chk.: MM Date: Scale: AS NOTED	REVIEWER: PDMP SET 03-11-14	PROJECT TITLE: CORDOVA TEMP HOUSING CORDOVA, ALASKA
SHEET NO.: A-110	ARCHITECTURAL SITE PLAN	PLAT 75-556

Plot Scale: 1" = 1'

**SITE PLAN REVIEW - ZONING APPLICATION
CITY OF CORDOVA**

INSTRUCTIONS

*Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to** the next Planning Commission meeting date.*

TYPE OF REQUEST	FEE
Site Plan Review	varies
Residential	\$50
Multi-Family	\$100
Commercial	\$150
Industrial	\$200


APPLICANT INFORMATION

Name	BKR & Associates
Address	4026 217th ST SE Bothell, WA 98021
Telephone [home]	(480) 452 3393
Business Name	BKR & Associates, INC.
Business Address	4026 217th ST SE Bothell, WA 98021
Telephone [business]	(480) 452 3393
Business FAX	(425) 481 4003
Project architect/engineer	Paul Rogness, DCI Engineers
Address of architect/engineer	310 K Street, Suite 200 Anchorage, AK 99501
Telephone of architect/engineer	(907) 264 6677

PROPERTY/PROJECT INFORMATION

Address of subject property	304 Jim Poor Ave.
Parcel identification number	
Property owner [name/address]	Ocean Beauty Seafoods/PO Box 70739, Seattle, WA 98107
Current zoning	Waterfront Industrial
Proposed use	Temporary Housing
Construction start date	March 4, 2014
WAA	

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	Ocean Beauty Seafoods PO Box 70739 Seattle, WA 98107
Real Estate Firm/Broker handling sale of property. Provide name and address. Note: <i>If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.</i>	
City Business License Permit Number (if applicable)	6978

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By:  _____ (Signature)	Agent By: _____ (Signature)
Name: Brian Hamm _____ (Type/Print)	Agent Name: _____ (Type/Print)
Date: March 4, 2014	Date: _____
<p>Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.</p>	

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

SITE PLAN REVIEW 18.42

A zoning compliance permit for property within the City of Cordova **expires eighteen (18) months after the date it is issued.** Excavation is not considered construction.

1. Please describe the proposed construction/alteration and intended use: Temporary Housing

2. Please give dimensions and square footage of construction: 28'x92'; SF 2,560; (8 40'x8' modular units)

3. Intended use: { }Single Family { }Duplex { }Multifamily {X}Commercial/Industrial
{ }Home Occupation (describe) _____ { }Mobile Building { }Change of use

4. No. of Living Units: 8 5. No. of Bedrooms: N/A

6. Has a variance been granted? { }Yes {X}No

7. Is there a new: { }Garage? { }Carport? Is it attached to the residence? { }Yes {X}No

8. Is there an apartment above the garage? { }Yes {X}No

9. Off-street parking: Existing N/A Proposed _____

10. Required Setbacks: Front 20' Left Side 0' Right side 0' Rear 0' Height 0'

11. Proposed Setbacks: Front 90'-5 1/16" Left Side 10' Right side 22'-4" Rear 4' Height 16'

12. Sewage Disposal:
{ }Private marine outfall: { }Existing {X}New Specify owner/location: _____
{ }Private on-site sewer: { }ADEC Certification Attached

NOTE: Property owners with a private system need an ADEC permit showing sewer system is operational before Permit can be issued. Please contact ADEC at (907) 225-6200

13. Water supply: { }Cistern (show on site plan) {X}City

14. Is the construction occurring on a grandfathered structure (build prior to August 7, 1967)? No

15. Is there a building currently on the property? {X}Yes { }No
If YES, an As-built survey must be attached.

16. Which licensed surveyor will be doing your foundation/as-built Survey? _____

17. Is your driveway exit and adjoining roads shown on the site plan? {X}Yes { }No
Are you building a new driveway that exits onto a State road or highway? { }Yes {X}No
If YES, an ADOT Driveway Permit is required. (See bottom page 4)

18. Does this property contain drainages, creeks, wetlands, or other water features? { }Yes {X}No
Does your lot abut salt water? { }Yes {X}No
Have you or will you be using fill to develop your lot? { }Yes {X}No

(If you answered YES to any of the above three questions, you may need to contact the U.S. Army Corps of Engineers or other State agencies about additional permitting requirements.. Please see Planning staff for information.)

19. Is this permit for a tax-exempt use? { }Yes {X}No

20. Has a Conditional Use Permit been issued? { }Yes {X}No

21. Is this permit for a mobile building? { }Yes {X}No
Year _____ Model _____ Serial No. _____

22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) No
Elevation Certificate/Flood Hazard form attached

APPLICATION INFORMATION

Parking: Each residential dwelling unit must have at least two (2) vehicular off-street parking spaces. Parking is permitted in the setbacks. The number of parking spaces required for public, commercial, or industrial uses can be determined by consulting the Planning Department.

Water and Sewer: Applicants must obtain a water/sewer application from City Hall. Fees vary.

Sewage Disposal: All proposed sewage systems outside of City Limits (unrestricted district) must be designed by a registered professional engineer. The engineer must submit the proposed design to the Department of Environmental Conservation (DEC) for approval. A DEC "Certificate to Install" must be attached to the zoning permit application.

Site plan, Building Height, and Building plan: *Two copies* of a site, building height, and building plan, *drawn to scale (1"=x')*, must be submitted with the application. Plans must show all property lines, roads or water ways abutting the lot, the water tank, sewer lines, drain fields (if applicable), proposed setback distances, and parking areas. Plans should identify existing or proposed foundation location and extensions beyond the foundation, landings, decks, porches, and overhangs. Please include a building height (elevation) drawing. *As-built surveys* prepared by a licensed land surveyor to establish the location of existing improvements on the property must be submitted within 60 days of issuance of Zoning Permit. Building without an as-built survey is done at your own risk.

Snow and Wind loads: 150 lbs. per square inch snow and 100 mph wind load

Lot and Yard Regulations: Cornices, canopies, eaves or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed two ft.

Seismic Zone: D

State-Owned Roads in Cordova

Lake Avenue

Power Creek Road

Copper River Highway/New England Cannery Road

Whitshed Road



BKR & Associates, Inc.
CONSTRUCTION SERVICES

March 10, 2014
13097 102259

Samantha Greenwood
CITY OF CORDOVA - PLANNING AND ZONING
602 RAILROAD AVE
CORDOVA AK 99574
RE: TEMPORARY HOUSING ZONING APPLICATION

Dear Samantha:

Ocean Beauty Seafoods and BKR and Associates are proposing to install temporary housing on Ocean Beauty's property in Cordova, AK. This will include eight 40 foot by 8 foot by 8.5 foot modular units, stacked 2 high. Please see the attached drawings for layout and other information.

Please be advised of the following:

- A. This will be temporary housing used primarily by Ocean Beauty employees. These workers frequently do not have vehicle on site, so no parking is included at the site. As such, there are no new parking spaces included in this project.
- B. Operations are seasonal only early summer to early fall temporary housing is not required in the winter season. As such, snow will not be an issue when accessing the modular units. There is enough space between the units for equipment to get in and remove snow if necessary.

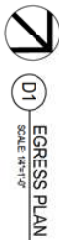
Please feel free to contact me with any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Brian Hamm', followed by a horizontal line.

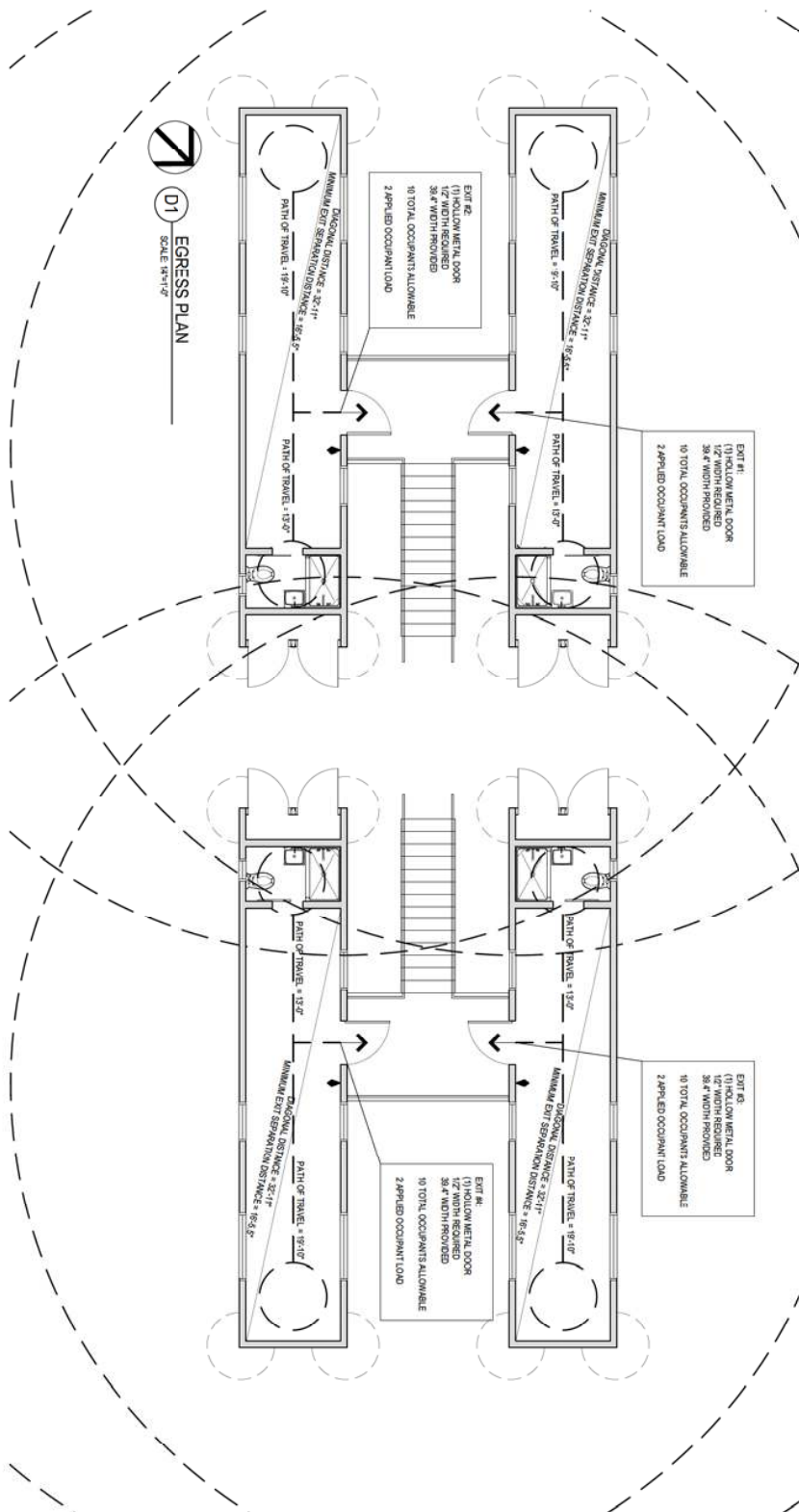
Brian Hamm
Project Manager

[illegible]



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可	可

Plot Scale: 1 = 1



SHEET NO.
A-002

PROJECT TITLE:
CORDOVA TEMP HOUSING

ARCHITECTURAL
EGRESS PLAN

LEVEL 2

CORDOVA, ALASKA

APPROVALS:

Job No.: 12011-0468

Proj. Manager: PR

Drawn: SH

Reviewed: MH

Chg. Chk: MM

Date: AS NOTED

Scale:

REVISIONS:

PRINT SET 03-11-14

SIGNATURE:

[Signature]

MARTIN L. HALL
REGISTERED PROFESSIONAL ENGINEER

GRAPHITE

10000 38th Street, Suite 100
Seattle, WA 98103
206.224.3305
www.graphiteinc.com

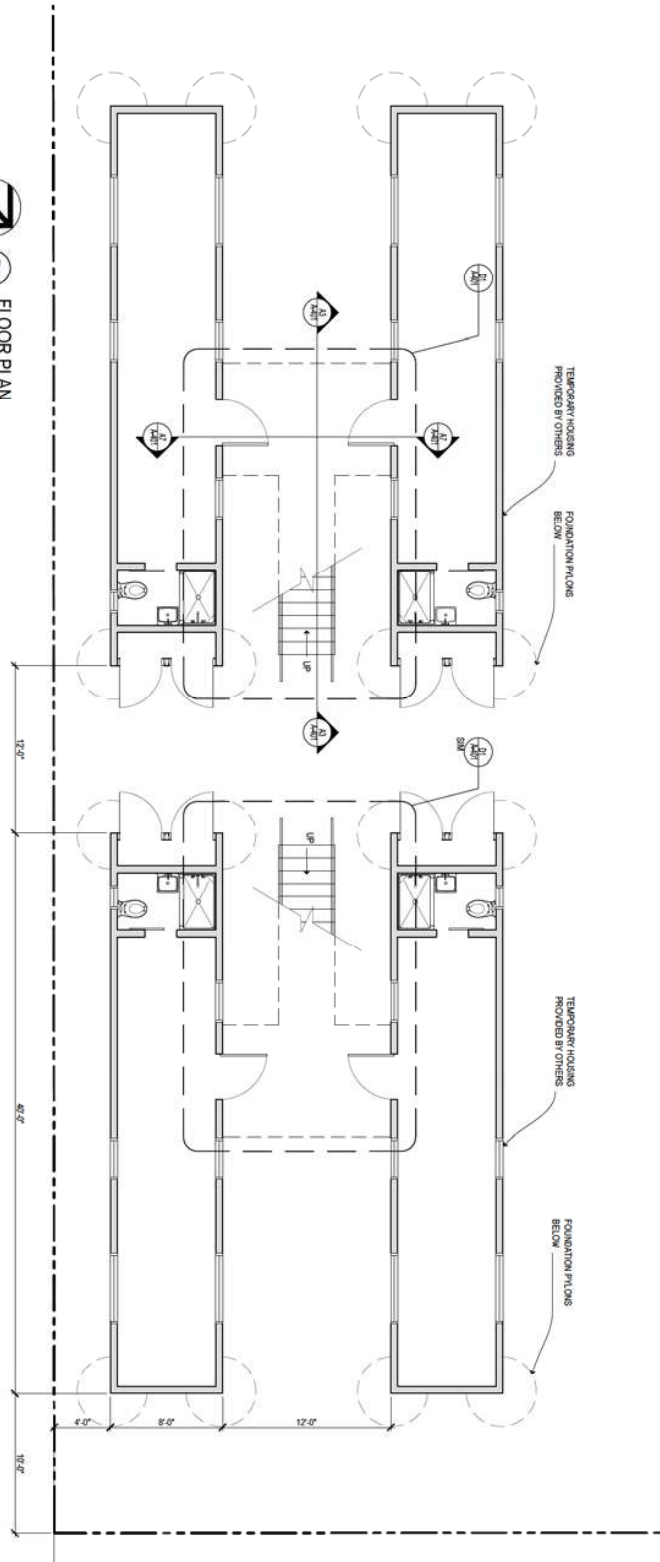
PREPARED BY:

DCI ENGINEERS

815 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE (206) 332-1900 • FAX (206) 332-1600
WEB: www.dci-engineers.com

D' FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTE: GENERAL CONTRACTOR TO PROVIDE ALL PRE-EXISTING/USERS AND LOCATED IN THE FIELD BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY BY THE OWNER.

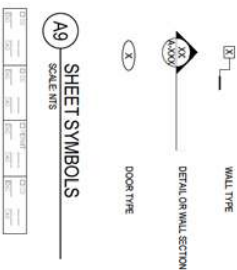
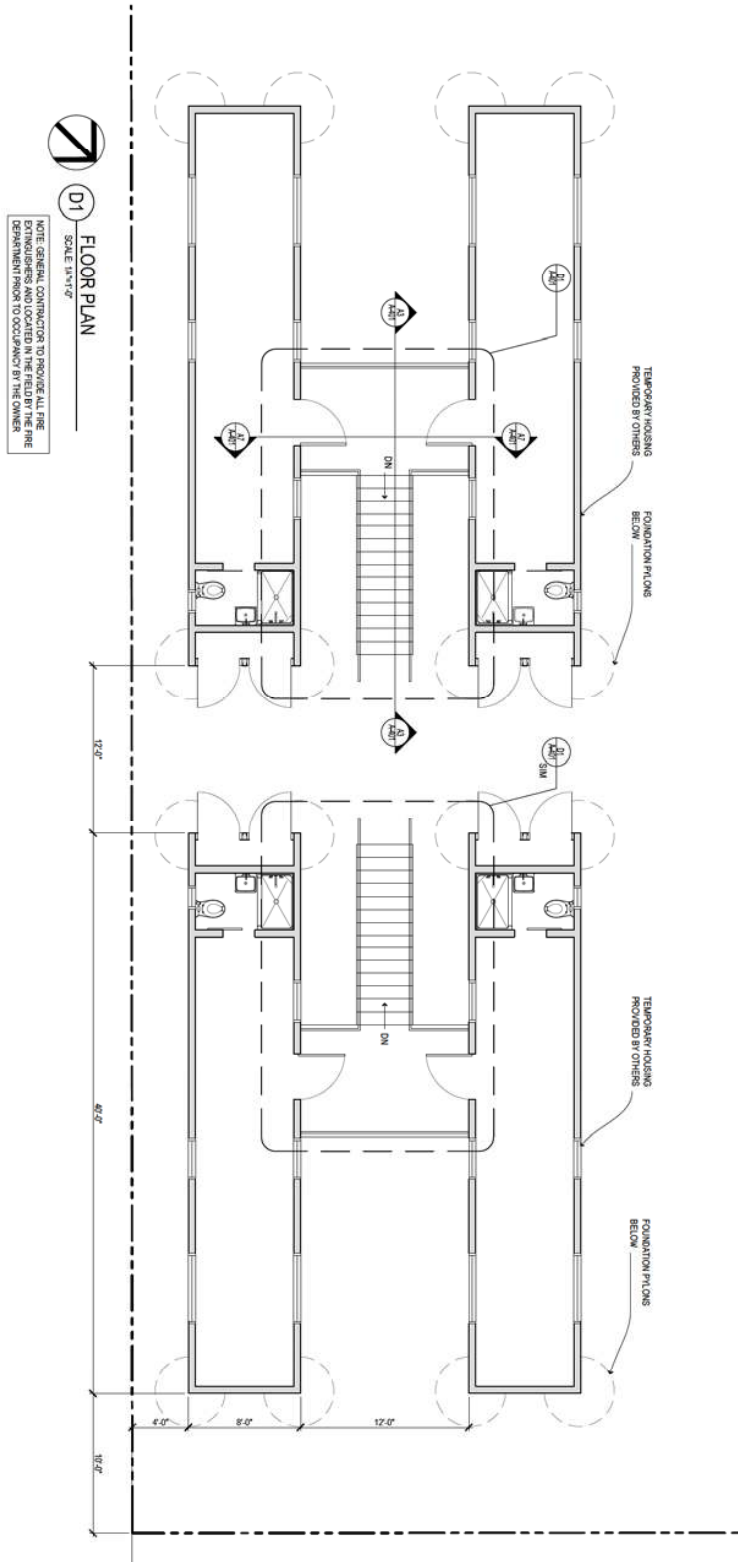



A9 SHEET SYMBOLS
SCALE: 1/8"=1'-0"

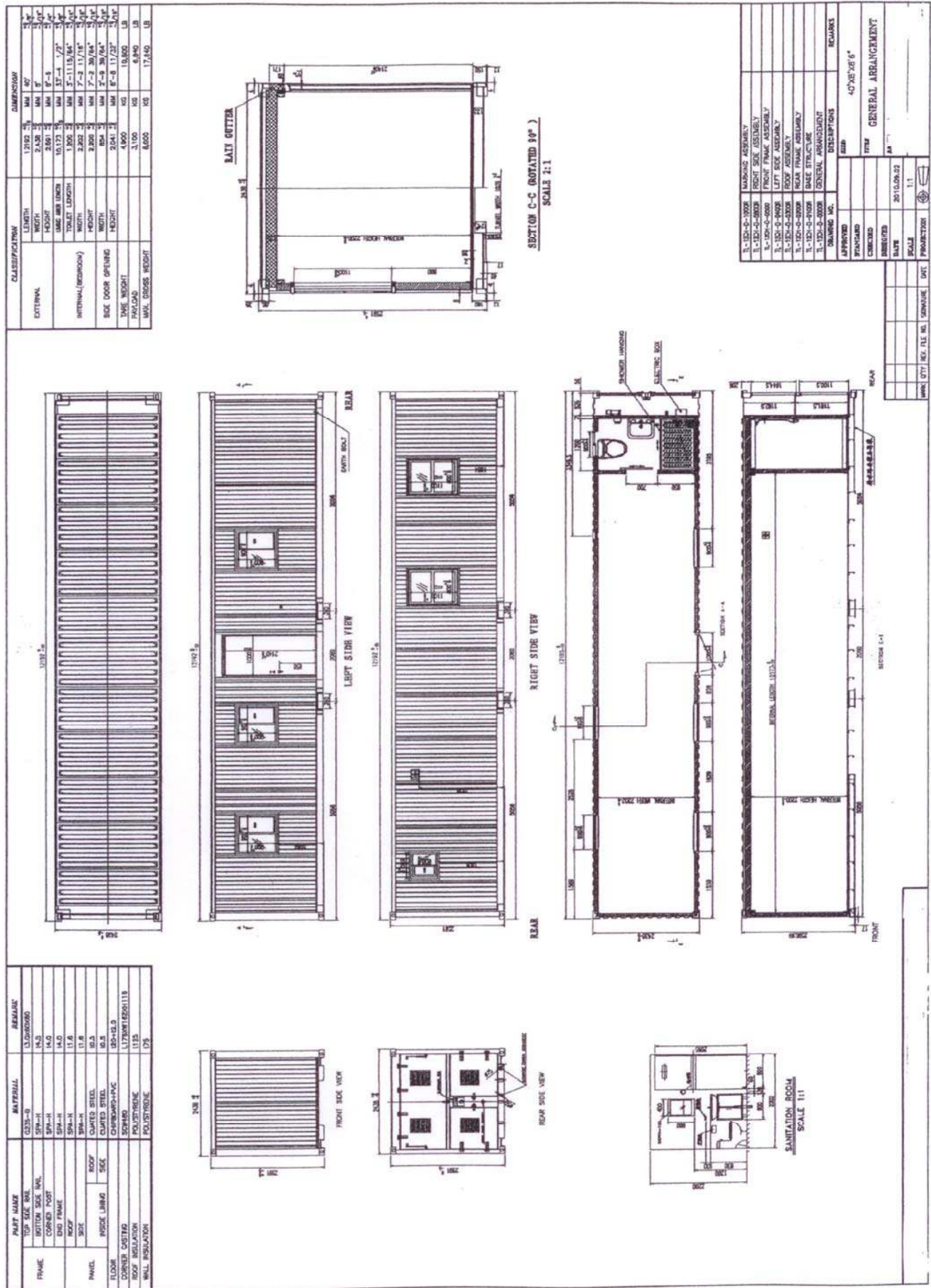
WALL TYPE
DOOR TYPE
DETAIL OR WALL SECTION

SHEET NO. A-111	PROJECT TITLE CORDOVA TEMP HOUSING	CORDOVA, ALASKA	APPROVALS:	REVISIONS:	SIGNATURE: 	GRAPHITE CIVIL & STRUCTURAL 1000 North 34th Street Seattle, WA 98103 206.242.5339 www.graphitegroup.com	PREPARED BY: EDCI ENGINEERS 818 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: 206.333-3800 • FAX: 206.333-3800 WEBSITE: www.edciengineers.com CIVIL / STRUCTURAL
			Job No.: 12011-0468 Proj. Manager: [Signature] Drawn: [Signature] Reviewed: [Signature] Desig. Chk.: [Signature] Date: DEC. 10/2012 Scale:	PERMIT SET 03-11-14 [Blank lines for revisions]			

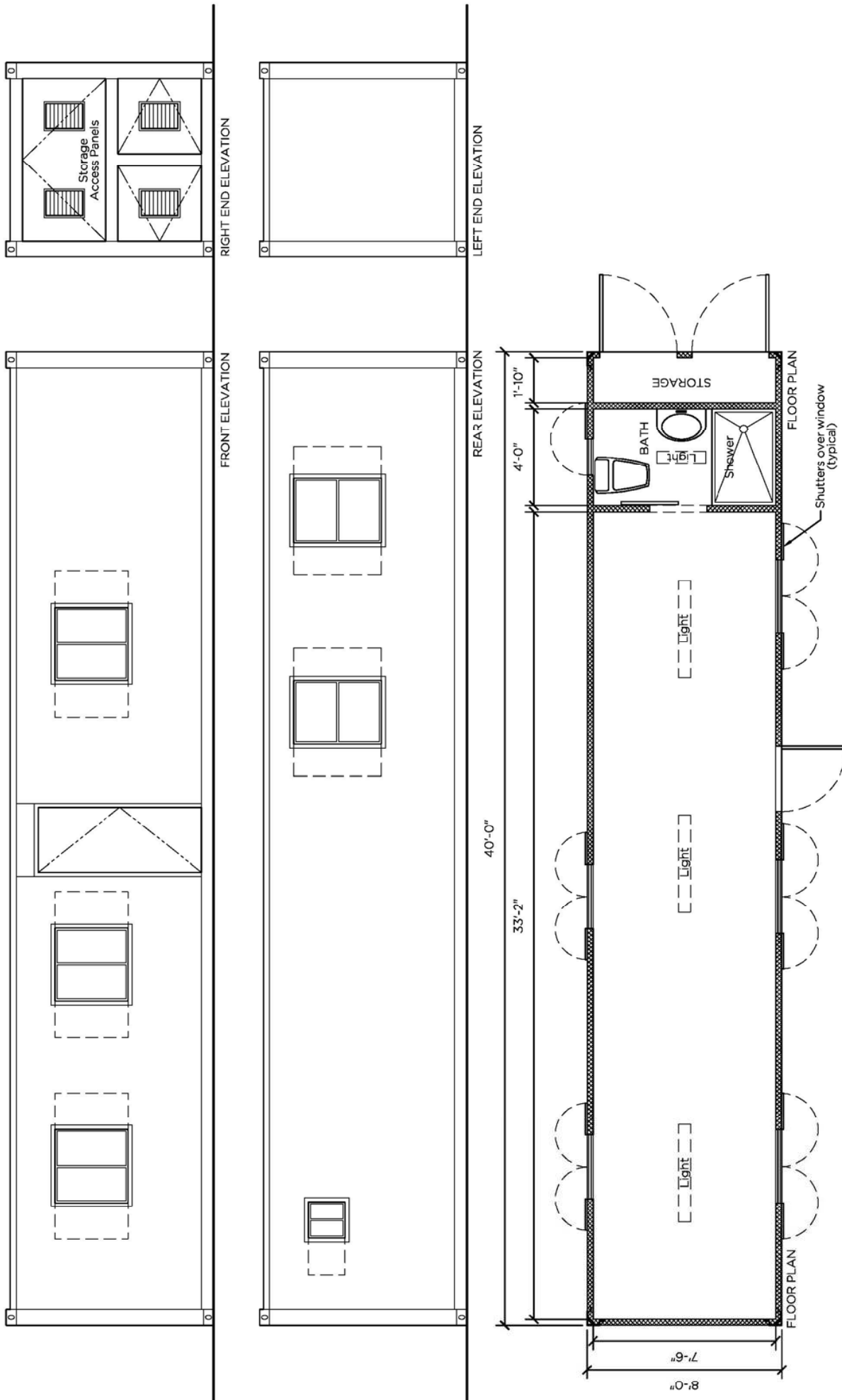
Plot Scale: 1 = 1



SHEET NO. A-112	PROJECT TITLE CORDOVA TEMP HOUSING	CORDOVA, ALASKA	APPROVALS:	REVISIONS:	SIGNATURE:  DAVID H. SMITH STATE OF ALASKA LICENSED PROFESSIONAL ENGINEER NO. A33472	GRAPHITE ENGINEERS 1000 North 34th Street Seattle, WA 98103 206.242.5339 www.graphiteengineers.com	EDCI ENGINEERS 818 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: 206.333-3800 • FAX: 206.333-3800 WEBSITE: www.edciengineers.com CIVIL / STRUCTURAL EDCI is an Equal Opportunity Employer. M/F/V/H.
			Job No.: 12011-0468 Proj. Manager: [blank] Drawn: [blank] Reviewed: [blank] Desig. Chk.: [blank] Date: DEC. 10/2012 Scale: [blank]	PERMIT SET 03-11-14 [blank] [blank] [blank] [blank] [blank] [blank]			



19 of 23



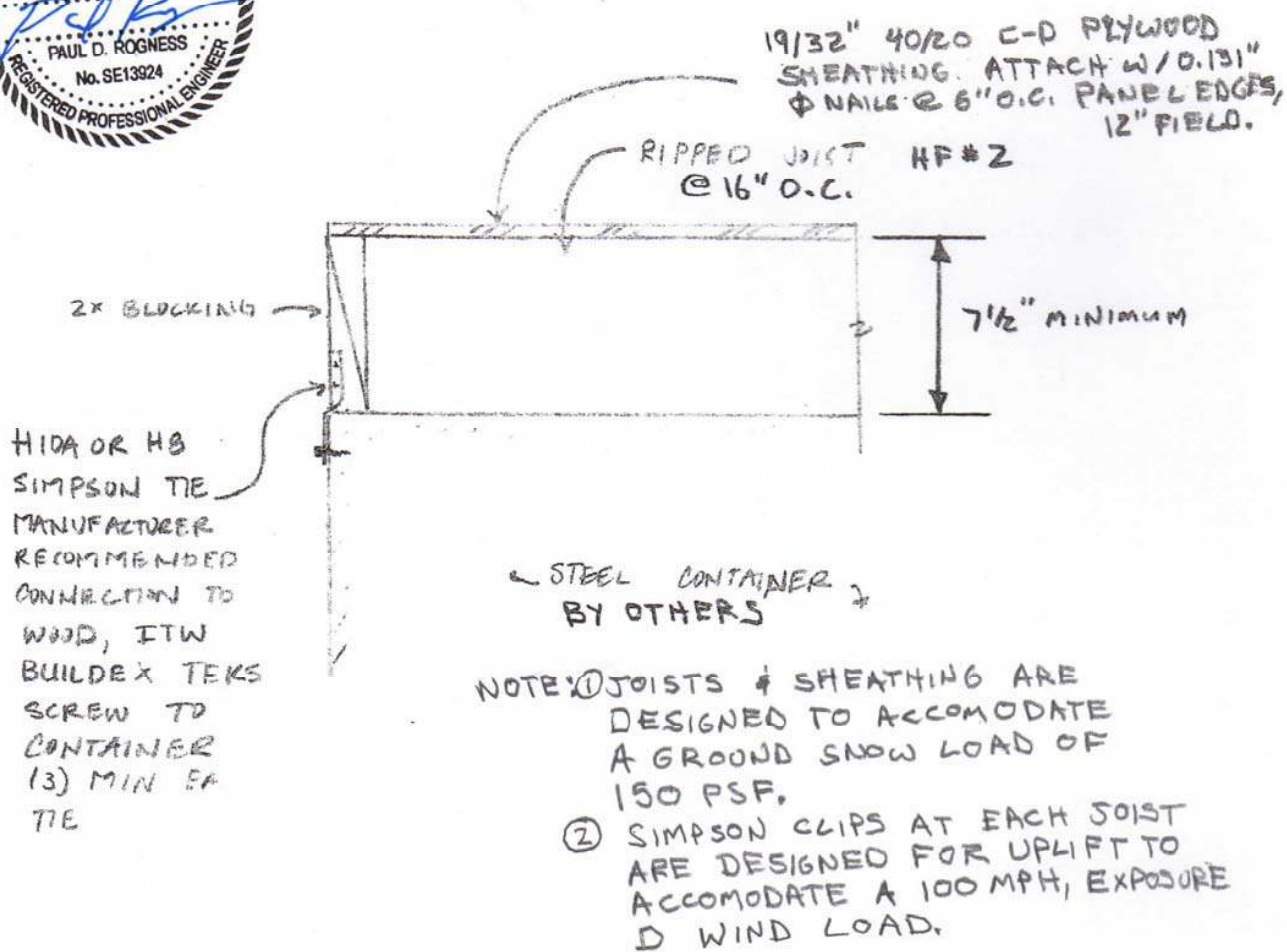
0 1 2 3
Scale 3/16" = 1'-0"

CHU
Model: 40' ESSENTIAL SERIES

GLOBAL Portable Buildings, Inc.
3000-D Dutton Avenue
Santa Rosa, California 95407 USA
Phone 1-888-547-0840
Fax 1-707-577-8649
www.globalportablebuildings.com



Project	OCEAN BEAUTY SF CORDOVA	Project No. 13101-004	Sheet No.
Subject	SECTION @ TEMP HOUSING ROOF	Date 3/14/14	By PDR



SECTION @ STEEL CONTAINER ROOF

Comment Disposition Form

Job Name	Ocean Beauty Cordova Freeze Tunnel				
Job Number	13097				
Description	Modular Temporary Housing				
Submittal Package	City of Cordova - Zoning Site Plan Review				
	Date	3/17/2014	Reviewer	Sam Greenwood	BKR Proj. Manager Brian Hamm
Comment No.	Comment			Response	
1	Snow load needs to be 150 lbs per square ft., wind load needs to be 100 mph.			See attached DCI Engineers drawing	
2	Approximate location of vehicular entrances and loading points.			There will be no parking on the site, so no vehicles should around these units. As such, vehicle entrances and loading points are not applicable.	
3	We need the height from the ground to the top of the structure in the application itself and in the drafts.			See attached revised drawing. (Detail A7, sheet A-401)	
4	We need to know how a unit is secured on top of another unit.			There are interlocks designed for the base.	
5	We need a drawing showing the proposed water drainage of the area.			The temporary housing units will be set slightly above grade and the lot will be minimally graded so the slope is away from the unit.	
6	We know there is an existing fence on the back end of the lot that isn't indicated on any of the drawings. Please add.			See attached revised drawing. (Sheet A-110)	
7	Exterior finish and color.			The temporary housing modulars have a tan, steel exterior.	



Comment Disposition Form

8	Cover letter needs to be signed.	See attached
9	In the cover letter where parking is addressed, add a potential location where parking would be available.	Michael will be able to address this during the meeting
10	Is the check in the mail?	Yes, a check was placed in the mail from the southwest office on March 13th.

