

Chair
Tania Harrison

Vice Chair
Mark Hall

Commissioners
Chris Bolin
Sarah Trumblee
Kris Ranney
Gail Foode
Sean Den Adel

City Planner
Amanda Hadley
Coward

**PLANNING COMMISSION SPECIAL MEETING
Thursday February 27, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Vice Chair Mark Hall, Commissioners Chris Bolin, Sarah Trumblee, Kris Ranney, Gail Foode, and Sean Den Adel

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Record unexcused absence of Tania Harrison from the February 11, 2025, Regular Meeting

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORT

9. UNFINISHED BUSINESS

- a. Shipyard Expansion.....Page 1

10. NEW BUSINESS

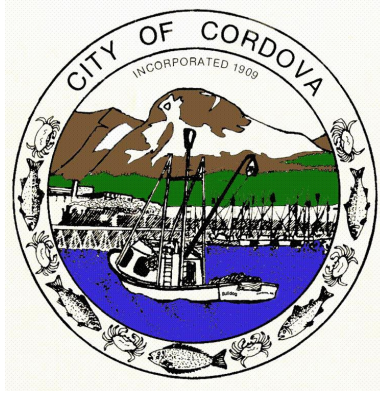
- a. Site Plan Review of Lot 4A, Block 5, Tidewater Development ParkPage 12

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

You may submit written public comments via email to planning@cityofcordova.net, mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of the meeting.



AGENDA ITEM # 9a

Planning Commission Meeting Date: 02/27/2025

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward - City Planner

DATE: Tuesday February 27, 2025

ITEM: Resolution 25-01 Shipyard Expansion

NEXT STEP: Discuss Potential Future Expansion of the Shipyard and Vote on Passage of Resolution 25-01

☐ INFORMATION
☐ MOTION
☒ RESOLUTION

I. REQUEST OR ISSUE:

Commissioner Rainey has requested that a discussion item be placed on the agenda to discuss future expansion of the shipyard. Decision on Passage of Resolution of Support.

A Resolution was passed by the Harbor Commission on Wednesday January 08, 2025, in support of the shipyard expansion.

Requested Actions: Decision on Passage of Resolution of Support
Attachments: Area Map
Shipyard Plat
2014 Harbor Facilities Uplands Master Plan
2024 Land Disposal Map
2 Land/Ocean Google Earth Area Views
Harbor Commission Resolution 1-25-01
Resolution 25-01

II. RECOMMENDED ACTION / NEXT STEP:

Staff has provided the following recommended motions for the Planning Commission to open the agenda item for discussion:

“I move to approve Resolution 25-01 supporting expansion of the Shipyard”

Alternate motion:

“I move to reject Resolution 25-01”

III. FISCAL IMPACTS:

Unknown at this time, further investigation into the scope of the project would be needed to ensure that factors impacting the cost were known.

IV. BACKGROUND INFORMATION:

Commissioner Rainey has requested that a discussion item be placed on the agenda to discuss future expansion of the shipyard. This was initially brought to the Planning Commission at their 10/8/2024 meeting. At that meeting it was discussed that there is general support by the Commission, but that before they had further discussions the Harbor Commission should weigh in.

The Harbor Commission at their 1/8/2024 Regular Meeting discussed the future expansion of the shipyard and is in support of this project. They see the need for the shipyard expansion being necessary to increase the number of boats that stay in Cordova during the winter months. Currently many boats leave in the winter to either by dry docked elsewhere or to have work done that cannot be done in Cordova due to the lack of proper shipyard facilities. The Harbor Commission passed a resolution of support which is attached to this memo.

Staff has provided some information that may be relevant to the conversation as attachments.

VI. LEGAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

At the request of the Harbor Commission the Planning Commission has discussed the future expansion of the shipyard. The Harbor Commission is in support of the expansion of the shipyard. A resolution has been provided for Commission to consider to approve and pass forward to City Council.

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 25-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA SUPPORTING THE EXPANSION OF THE SHIPYARD.**

WHEREAS, the project was publicly vetted through Harbor Commission and voted to pass a resolution in support of the concept; and

WHEREAS, the project would support the fishing industry and their need for vessel manufacturing and repair facilities; and

WHEREAS, the shipyard would encourage an increase in wintertime business industries; and

WHEREAS, construction of a tideland fill area with an enclosed shipyard building would have environmental impacts but the environmental benefits outweigh the costs as this would take construction debris, oil, and other possible hazards from vessel maintenance away from contaminating the water in the harbor; and

WHEREAS, the project would be able to be supported by fill material being sourced from City owned property located across the street from the site. This would also open and encourage development of the land where the fill material is sourced from; and

WHEREAS, additionally this will encourage our fishing fleet to over winter in Cordova as they will not need to locate elsewhere for wintertime vessel repairs; and

WHEREAS, by expanding the current shipyard area and building an indoor warehouse space, we will encourage growth in the commercial fishing industry. This benefits Cordova as the fees paid for use of the haul out, dry dock, and indoor facilities, and taxes would be an increase in City revenue. In turn by creating these facilities we would be encouraging new businesses to grow that would bring in business revenue and transactions to occur that would add additional tax revenue; and

WHEREAS, the project will decrease the harbor's environmental impact through allowing upgrades and maintenance of vessels to occur on the land and not within the harbor where debris can be lost into the water; and

WHEREAS, the project will increase harbor user safety and decrease City liability by using off water facilities when making repairs. Ensuring that the proper equipment is provided in the shipyard and installation of security cameras; and

WHEREAS, the project will increase transportation opportunities as this could lead to a potential deepwater port.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Cordova, Alaska, supports the Expansion of the Shipyard.

PASSED AND APPROVED THIS 27th DAY OF FEBRUARY 2025

Tania Harrison, Chair

ATTEST: _____
Amanda Hadley Coward, City Planner

**CITY OF CORDOVA, ALASKA
HARBOR COMMISSION
RESOLUTION 1-25-01**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA SUPPORTING THE
EXPANSION OF THE SHIPYARD.**

WHEREAS, the project would support the fishing industry and their need for vessel manufacturing and repair facilities; and

WHEREAS, the shipyard would encourage an increase in wintertime business industries; and

WHEREAS, construction of a tideland fill area with an enclosed shipyard building would have environmental impacts but the environmental benefits outweigh the costs as this would take construction debris, oil, and other possible hazards from vessel maintenance away from contaminating the water in the harbor; and

WHEREAS, the project would be able to be supported by fill material being sources from City owned property located across the street from the site. This would also open and encourage development of the land where the fill material is sources from; and

WHEREAS, additionally this will encourage our fishing fleet to over winter in Cordova as they will not need to locate elsewhere for wintertime vessel repairs; and

WHEREAS, by expanding the current shipyard area and building an indoor location we will encourage growth in the commercial fishing industry. This benefits Cordova as the fees paid for use of the haul out, dry dock, indoor facilities, and taxes would be an increase in City revenue. In turn by creating these facilities we would be encouraging new businesses to grow that would bring in business license revenue and transactions to occur that would add additional tax revenue; and

WHEREAS, the project will decrease the harbor's environmental impact through allowing upgrades and maintenance of vessels to occur on the land and not within the harbor where debris can be lost into the water; and

WHEREAS, the project will increase harbor user safety and decrease City liability by using off water facilities when making repairs. Ensuring that the proper equipment is provided in the shipyard and installation of security cameras; and

WHEREAS, the project will increase transportation opportunities as this could lead to a potential deepwater port; and

NOW, THEREFORE, BE IT RESOLVED, that the Harbor Commission of the City of Cordova, Alaska, supports the Expansion of the Shipyard.

PASSED AND APPROVED THIS 8th DAY OF JANUARY, 2025



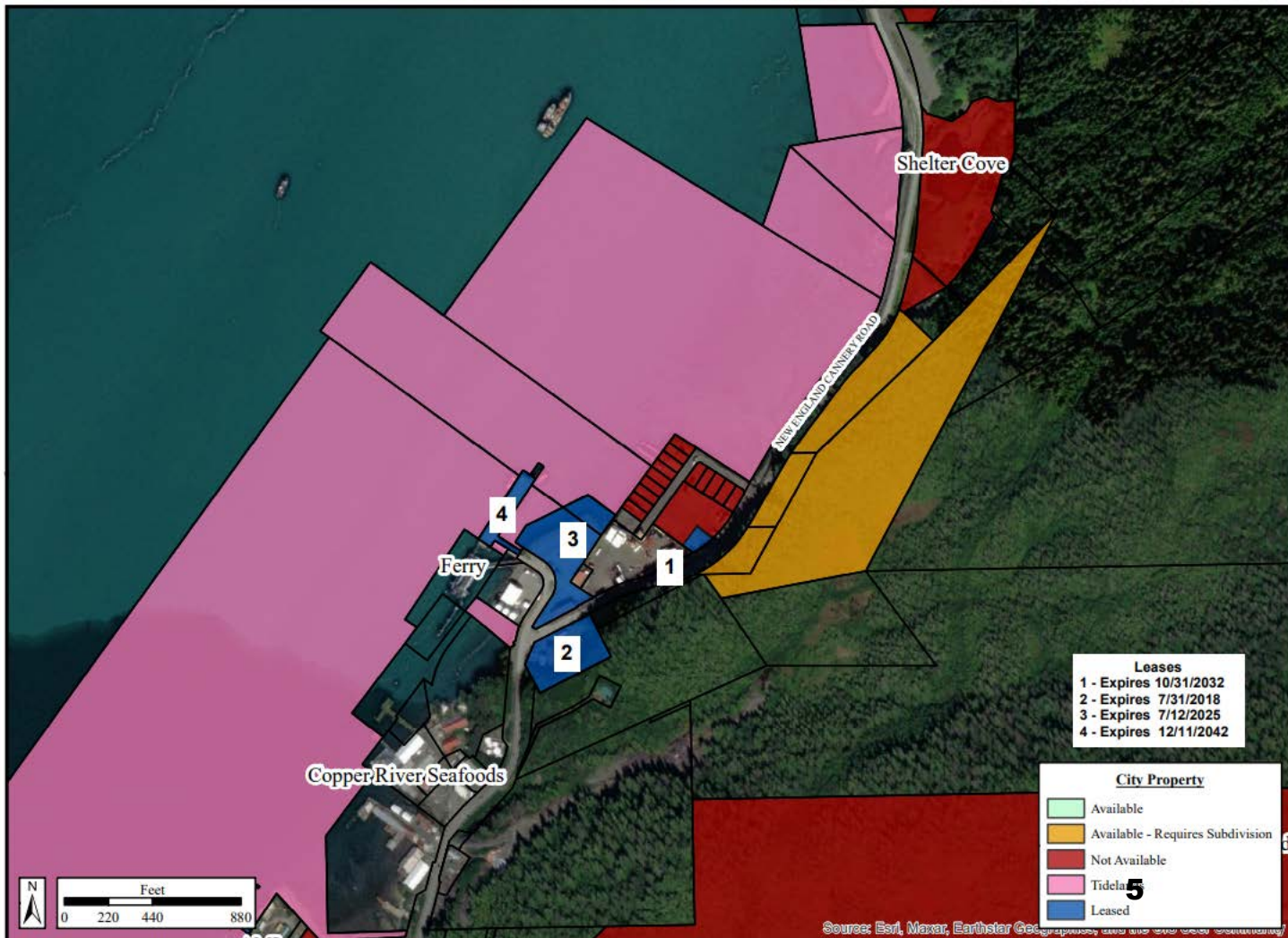
Andy Craig, Chair

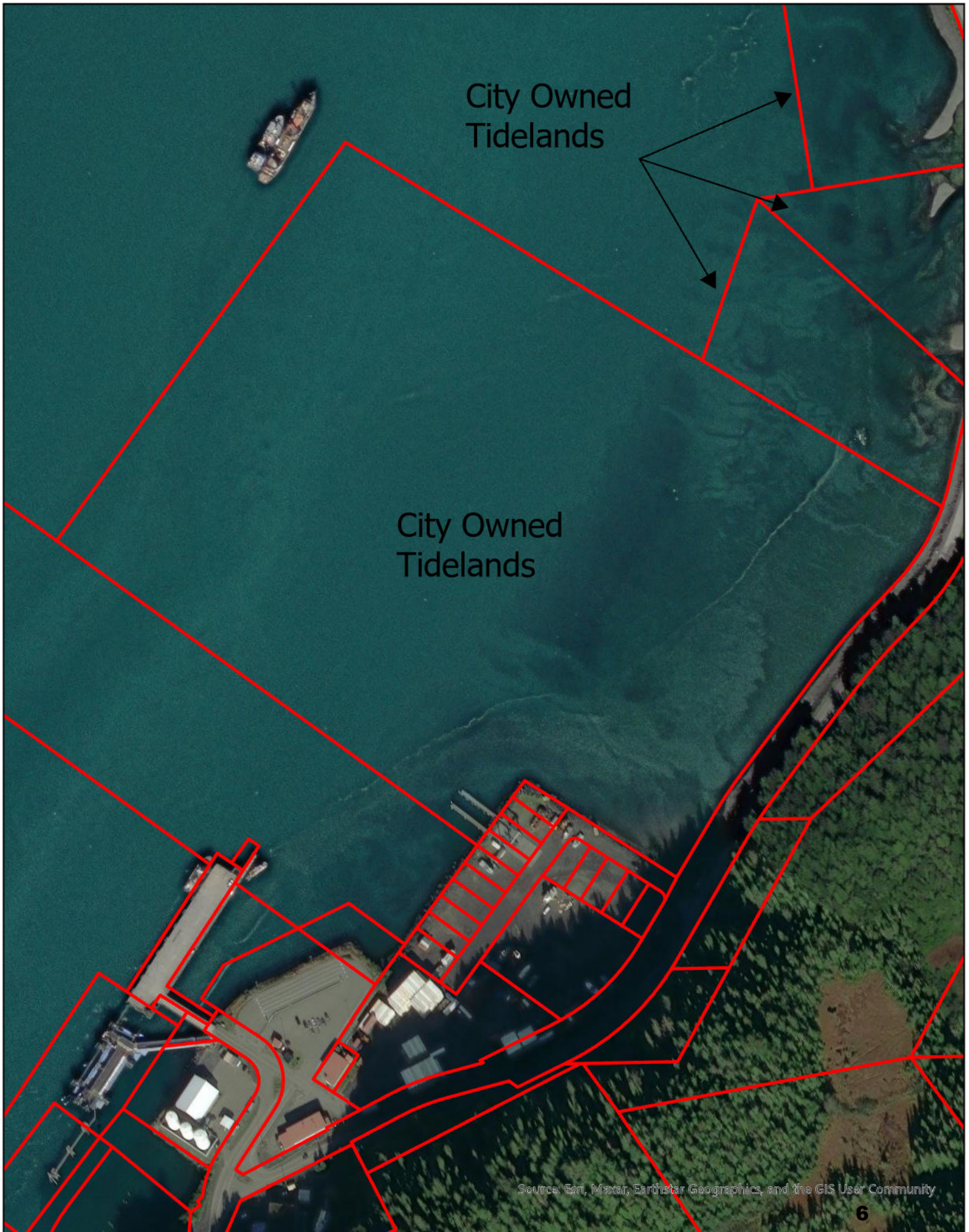
ATTEST:



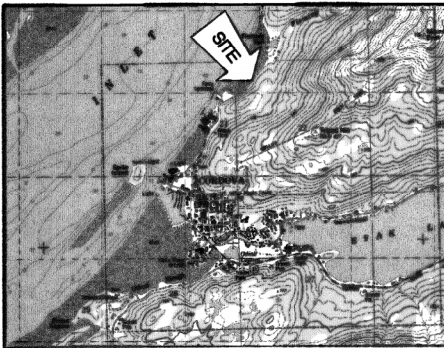
Tony Schinella, Harbor Master

Ocean Dock Subdivision





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



VICINITY MAP

SOURCE: USGS QUADRANGLE
CORDOVA (C-5) SW

LEGEND

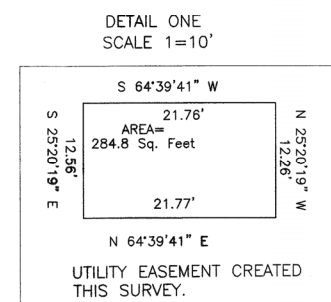
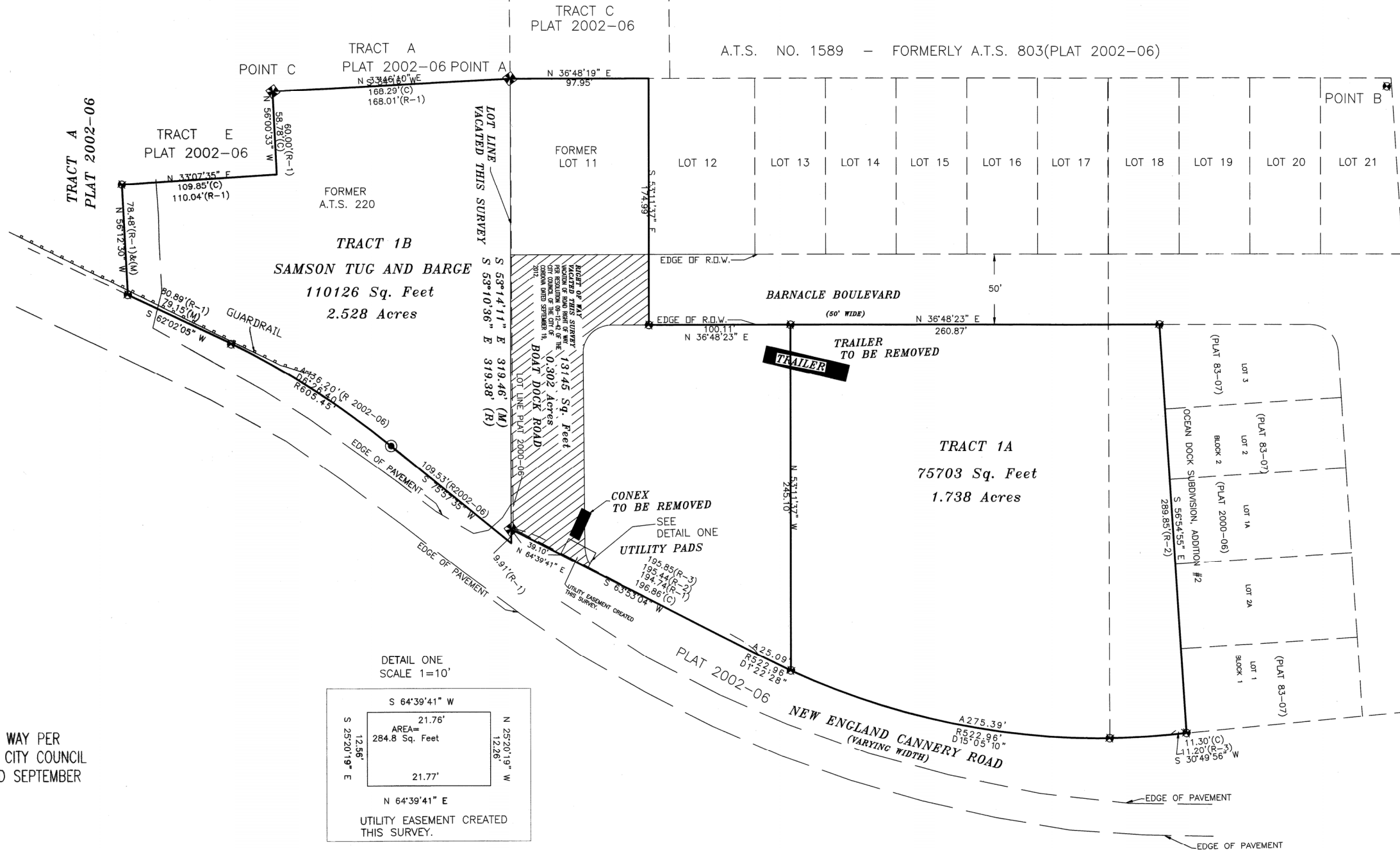
- SET 2" ALUMINUM CAP
- FOUND REBAR - NO CAP
- FOUND 1-1/2" ALUMINUM CAP
- FOUND 2" ALUMINUM CAP
- FOUND 3-1/4" BRASS CAP
- (M) MEASURED DIMENSION
- (R-1) RECORD DIMENSION PLAT 2002-6
- (R-2) RECORD DIMENSION PLAT 2000-6
- (R-3) RECORD DIMENSION PLAT 1983-7
- (C) COMPUTED DIMENSION

NOTE:

1. VACATION OF ROAD RIGHT OF WAY PER
RESOLUTION 09-12-42 OF THE CITY COUNCIL
OF THE CITY OF CORDOVA DATED SEPTEMBER
19, 2012.

NOTES:

- SUBJECT TO ALL CONDITIONS, SERVITUDE'S, EASEMENTS, COVENANTS, RESERVATION, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- SUBJECT TO ALL COPY RIGHT LAWS.
- ST. DENNY SURVEYING INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER IN TERMS OF CONTENT SHOWN HEREON AND DISCLAIMS ALL WARRANTIES AND/OR CONDITIONS, EXPRESS OR IMPLIED, TO THE CONTENT INTO ANY MATTER RELATING TO THE INFORMATION SHOWN HEREON.
- LOCATION OF PUBLIC UTILITIES ARE PER FIELD INSPECTION AND AVAILABLE RECORDS WITH NO GUARANTEE OF THOROUGHNESS; SAID LOCATIONS ARE FOR GENERAL REFERENCE ONLY AND NOT TO BE USED FOR CONSTRUCTION OR ENGINEERING PURPOSES.



BASIS OF BEARING—HELD POINT A FOR
POSITION AND POINT B FOR LINE. THIS
POSITION WAS USED TO ESTABLISH LOTS IN
A.T.S. 1589, OCEAN DOCK SUBDIVISION
AND RIGHT OF NEW ENGLAND CANNERY.
HELD POINT A FOR POSITION AND POINT C FOR
LINE TO ESTABLISH LOTS IN A.T.S. 220. AND
LOTS ON PLAT 2002-06. THIS IS THE BEST
FIT WITH EVIDENCE FOUND IN THE FIELD.
PLAT 2000-01 USED 3/4" ALUMINUM CAP
FOUND WHICH IS THE EASTERLY MONUMENT
BETWEEN LOTS 17 AND 18. THEN PLAT
2002-06 PLAT USED THE 2" ALUMINUM CAP
BETWEEN LOTS 17 AND 18 WHICH IS THE
MOST WESTERLY MOST MONUMENT BETWEEN
LOTS 17 AND 18. THIS CREATED TWO LOT
LINES FOR THE INTENDED SAME LOT LINE
WHICH IS THE EASTERLY LOT LINE OF TRACT B.
THE SURVEYS AFTER THESE PLATS SEEMED
TO BE BASED INDEPENDENTLY ON EACH PLAT
IN EACH INDEPENDENT A.T.S. THIS IS WHAT
APPEARS TO BE THE CASE IN THE MONUMENTS
WE FOUND.

2013-2
Cordova
DATE 4/1/2013
TIME 1:34 PM

OWNERSHIP AFFIDAVIT

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.
I HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS,
THOROUGH FAIRWAYS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.
Paul J. Moore DATE 3/19/13
CITY OF CORDOVA REPRESENTATIVE

OWNERSHIP AFFIDAVIT

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.
I HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS,
THOROUGH FAIRWAYS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.
George Bagan DATE 3/19/13
SAMSON TUG AND BARGE COMPANY INC. REPRESENTATIVE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF March 2013
S. B. DATE 3/19/13
FOR THE CITY OF CORDOVA REPRESENTATIVE



NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF March 2013
Juli Audette DATE 3-7-13
FOR THE SAMSON TUG AND BARGE COMPANY INC. REPRESENTATIVE



TAX CERTIFICATE

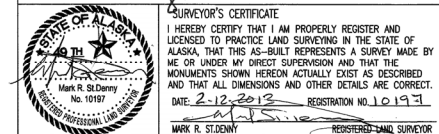
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY OF CORDOVA ALL
TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE CITY OF CORDOVA ARE
PAID IN FULL.
DATED AT CORDOVA ALASKA, THIS 20th DAY OF March 2013
S. B.
CITY OF CORDOVA CLERK

PLAT APPROVAL

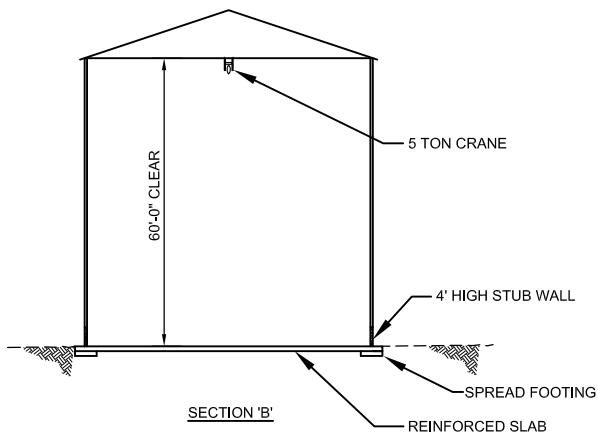
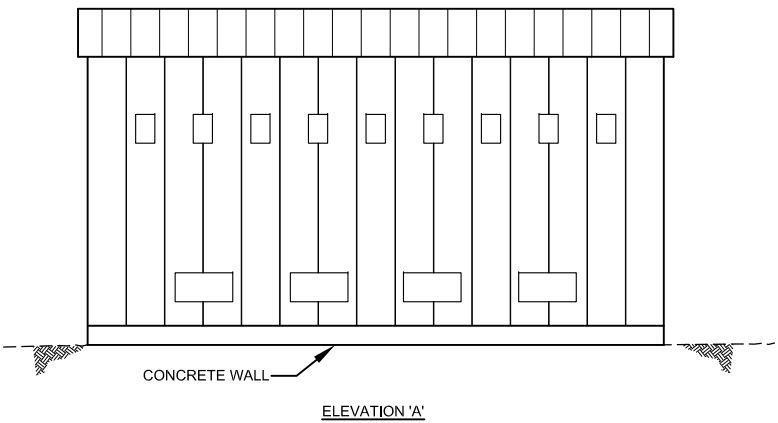
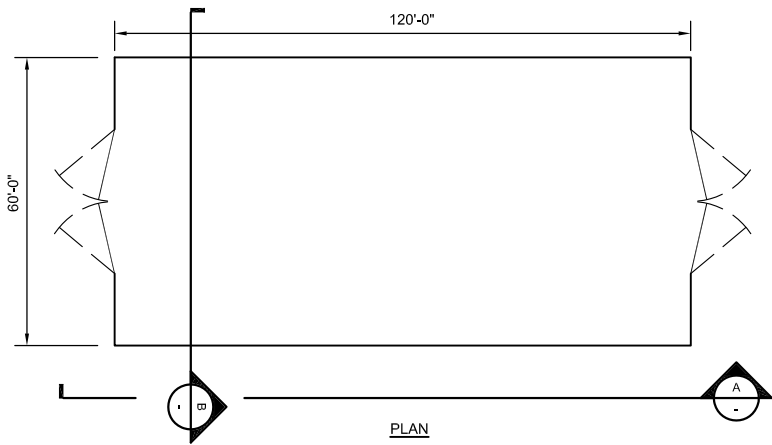
CITY OF CORDOVA PLANNING AND ZONING COMMISSION
RECEIVED Sharon Lukay DATE 3-5-13
APPROVED Sharon Lukay DATE 3-12-13
CHAIRMAN Tom Babin DATE 3-18-2013

THIS IS TO CERTIFY THAT WITHIN PLAT IS DULY APPROVED IN ACCORDANCE WITH THE CITY OF CORDOVA
CITY CODE THIS 19th DAY OF March 2013
CITY MANAGER Paul J. Moore
CITY CLERK S. B. DATE 3/20/13

COMMUNITY DEVELOPMENT DIRECTOR Paul J. Moore DATE 3/19/13



REPLAT TRACT 1 OF
OCEAN DOCK SUBDIVISION ADDITION #2
AND PART OF ALASKA TIDELAND SURVEY #220
ALSO VACATION OF PART OF BOAT DOCK ROAD
AND VACATION OF PART OF BARNACLE BOULEVARD
CREATING:
TRACT 1A OCEAN DOCK SUBDIVISION ADDITION #2
TRACT 1B SAMSON TUG AND BARGE
ALASKA TIDELAND SURVEY #220
CORDOVA RECORDING DISTRICT
DRAWN BY DATE SCALE
PREPARED FOR: MSTD 5-29-12 1"=40'
CITY OF CORDOVA, ALASKA
ST. DENNY SURVEYING INC.
P.O. BOX 388, KODIAK, ALASKA 99615 (907) 481-3500



1 SHIP MAINTENANCE BUILDING
SCALE : 1" = 20'
(LOCATION TO BE DETERMINED)

Shipyard Maintenance Building
Conceptual
Cordova, Alaska
March 2011

Cordova Ferry Terminal





Cordova Ferry Terminal

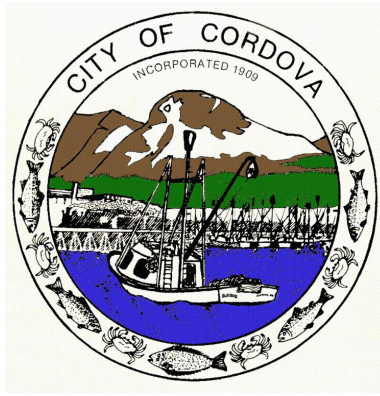


Shipyard Building
Conceptual Construction Estimate

Item	Pay Unit	Unit Price	Quantity	Amount
Foundation Excavation	CY	\$10	903	\$9,028
Aggreage Base Course, Grading D-1	TN	\$30	587	\$17,604
Concrete Foundation & Slab	CY	\$1,200	453	\$544,000
Steel Frame Building (Heated)	LS	\$790,000	1	\$790,000
5 Ton Crane	LS	\$140,000	1	\$140,000
Lighting Allowance	LS	\$50,000	1	\$50,000
Plumbing Allowance	LS	\$50,000	1	\$50,000
Power to Site Allowance	LS	\$100,000	1	\$100,000
Subtotal:				\$1,700,632
Mob/Demob (10%):				\$170,063
Contingency (30%):				\$510,190
Construction Total:				\$2,380,885

Project Estimate

Rounded Construction Cost	\$2,380,000
Engineering (12%)	\$285,600
Agency Review and Permitting (5%)	\$119,000
Construction Administration (20%)	\$476,000
Replatting and Easements	\$50,000
Geotechnical Investigation	\$30,000
Field Survey	\$15,000
Project Subtotal:	\$3,355,600
Scope Change Allowance (5%):	\$167,780
Project Total:	\$3,523,380



AGENDA ITEM # 10a

Planning Commission Meeting Date: 02/27/2025

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Thursday February 27, 2025

ITEM: Site Plan Review for Bayside Storage, Paul & Linda Kelly

NEXT STEP: Site Plan Review

☐ INFORMATION
☒ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Site Plan Review
Applicant: Bayside Storage, Paul & Linda Kelly
Legal Description: Lot 4A, North Fill Development Park (203 Sorrel Lane)
Parcel Number: 02-060-128
Zoning: Waterfront Industrial District
Lot Area: 8,267 sq. ft.

II. RECOMMENDED ACTION / NEXT STEP:

Staff has provided the following motions for Planning Commission:

“I move to approve the Site Plan submitted by Bayside Storage, to construct an 81’ X 38’ structure on Lot 4A, North Fill Development Park.”

Alternate motion:

“I move that Planning Commission deny the requested Site Plan.

III. FISCAL IMPACTS:

Increase in sales tax and property tax revenue for the City.

IV. BACKGROUND INFORMATION:

Bayside Storage is proposing to construct an 81' long by 38' wide by 25' 3 7/16" high structure with two stories. The siding color is a forest green color that will match the other Bayside Storage buildings in the area. The first story would consist of fourteen (14) storage lockers. The second story would consist of fourteen (14) storage units and two residential dwelling units. Construction within the Waterfront Industrial District requires a site plan review and approval by the Planning Commission. For this agenda item Planning Commission will only be reviewing the proposal to decide on the proposed development and if it meets the applicable code.

- This lot can be accessed and exited from City right of way on Sorrel Lane and Jim Poor Ave.

18.33.060 - Setbacks.

A. The minimum setbacks in the WI District are as follows:

1. Front yard: 20 Feet.

2. Side yard and rear yard: None.

- The front of the lot on Sorrel Lane is setback 20' 9/16" from the southwest lot line.
- The side yards are set back at 20' to the southeast and 13' 4 7/16" to the northwest.
- The backyard is set back from the lot line 13' 11 15/16" to the northeast.

18.33.080 - Height.

The maximum height of buildings and structures in the WI District is three stories or 50 Feet.

- Structure height 25' 3 7/16"

18.33.120 - Floor elevations.

A. Minimum Finished Floor Elevations. In the waterfront industrial district, the following minimum finished floor elevations for the ground floor shall be adhered to: North Fill Development Park Block 5: 27.25'.

- The floor elevation of the lot is 27.25'.

18.33.130 - Commission site plan review—Required.

A. Any construction, modification or improvement in the Waterfront Industrial District shall be subject to a site plan review by the Planning Commission under Section 18.42.020 of this Code.

B. No site plan shall be approved for the Waterfront Industrial District unless any exterior siding or roof on any building or structure is finished in earthtone colors as those colors are identified by the Planning Director.

- The exterior siding and roof will be a forest green earth tone color and will match with the preexisting Bayside storage buildings in this zoning district.

18.42.030 - Site plan—Residential-level.

A. When a residential-level site plan is required, the site plan shall show on a survey, map or plan of the subject property, drawn to a scale of not less than one-inch equals 20 feet, all of the following:

- 1. The precise location of the lot boundaries and all setbacks and easements;*
- Shown on attached site plan
- 2. The precise location and dimensions of all existing and proposed structures, including any*

proposed changes to the exterior dimensions of existing structures;

- These items are shown on the attached plans. Closest neighboring building will approximately 34.5 feet to proposed structure.

3. Elevation drawings and dimensions of all existing and proposed structures, including any proposed changes to exterior dimensions of existing structures;

- Elevation drawings are attached. Structure height 25' 3 7/16"

4. Existing site features and conditions, including topography, drainage, streams, water bodies, wetlands, lines of mean high tide, storm berms, areas prone to erosion, and the general location of vegetation;

- Items are shown on attached plans. Site is a flat gravel lot with no vegetation on existing drainage features.

5. The precise dimensions of all existing and proposed structures in relation to existing and proposed property lines, streets and other rights-of-way;

- Setbacks are shown. The front of the lot on Sorrel Lane is setback 20' 9/16" from the southwest lot line. The side yards are set back at 20' to the southeast and 13' 4 7/16" to the northwest. The backyard is set back from the lot line 13' 11 15/16" to the northeast.

6. Access, including proposed driveway and curb cuts, with arrows indicating vehicular traffic patterns into and out of the site and to and from all parking areas;

- Arrows drawn in black indicate flow of traffic onto and off the site, as well as pedestrian access to and from the site.

7. On-site traffic and pedestrian circulation systems, and a detailed parking plan;

- There are ten (10) designated parking spaces as shown on the attached plans.

8. Pedestrian access to adjacent public lands, waters, walkways and trails. Where practical, safe, and where other means of access have not been provided, access easements may be required;

- No adjacent public lands to provide access to.

9. A grading and drainage plan indicating all cuts, fills and areas of disturbance. The plan shall display elevation changes and cut and fill quantities; and

- Minimal grading and fill is proposed as the site is fairly level wit the existing street. Site will be graded as necessary to provide drainage to a proposed catch basin that will be installed at the southeast corner of the lot at the Sorrel and Jim Poor intersection.

10. The location of the site in relation to other existing uses on neighboring properties.

- Shown on attached plans. Adjacent uses are AML storage yard to the west, and warehouse with a manufacturing / fabrication business to the North. West and south is city ROW.

B. When site plan approval is required under this Title but the level of site plan has not been expressly identified, the site plan shall comply with this section.

18.42.040 - Site plan—Commercial-level.

When a commercial-level site plan is required, the site plan shall show on a survey, map or plan of the subject property, drawn to a scale of not less than one-inch equals 20 feet, all of the following:

1. *All information required in residential site plans;*
 - Completed, see above section for review.
2. *Access, including proposed driveway and curb cuts, with arrows indicating vehicular traffic patterns into and out of all loading berths or areas;*
 - Arrows drawn in black indicate flow of traffic onto and off the site, as well as pedestrian access to and from the site.
3. *Turning radius for vehicles;*
 - Shown on attached plans.
4. *The location and proposed screening of open storage areas;*
 - No outdoor open storage
5. *Basic floor plans and location of all existing and proposed structures;*
 - Plans are attached to this memo.
6. *Location of utilities;*
 - Utility connections are shown on attached plans. Water, sewer, and power are accessible from Jim Poor. Onsite drainage will be routed into a storm system with 2% min. grade, a catch basin will be installed at the corner of Sorrel and Jim Poor and be connected to the existing drainage system in the ROW.
7. *Proposed signs and lighting;*
 - No Signage or lighting proposed.
8. *The location of the site in relation to residential uses and other existing industrial uses on adjacent properties; and*
 - Shown on attached plans. Adjacent uses are AML storage yard to the west, and warehouse with a manufacturing / fabrication business to the North. West and south is city ROW. No adjacent residential uses.
9. *Location of snow storage and garbage.*
 - There is a designated snow dump of 10' long by 72' wide at the northwest lot line crossing onto the neighboring lot 30' long by 72' wide and a rental agreement for the snow dump location between Bayside Storage, Paul and Linda Kelly and the neighboring lot Alaska Marine Lines (AML) Jason Holley (this is attached).
 - The garbage containers will be stored inside the building.

Chapter 18.48 ZONING – OFF-STREET PARKING, LOADING AND UNLOADING

Manufacturing Uses require “One space for every two employees, plus as required if retail or warehouse uses on premises.”

Two parking spaces per dwelling

One parking spaces for every 1,000 square feet of gross building area used for storage uses.

- There are ten (10) designated onsite parking spaces per the attached plans.

Other Applicable Code:

Section 18.42.020 Site plan review and approval—Planning Commission.

When a site plan review is required under this Title and the review is not expressly identified as

administrative, the application for site plan approval shall be reviewed and approved as follows:

A. The owner or the owner's designated agent shall submit a comprehensive site plan and a completed comprehensive site plan application to the Planning Department. Once the Planning Director determines that a complete site plan and application has been submitted, the Planning Director will schedule a public hearing before the Planning Commission. A completed application shall be submitted to the Planning Commission for consideration no more than 45 business days after it is filed with the Planning Department.

B. The Commission must hold a hearing on the site plan at its next regularly scheduled meeting unless that meeting is less than five business days from the date a completed application has been filed. If the complete application is filed less than 15 business days before the next Planning Commission meeting, the application shall be considered no more than 45 days after it has been filed. The Planning Commission shall determine, after reviewing the application and any statements of support or opposition regarding the site plan, if the proposed plan complies with this Code, the City Comprehensive Plan, and any applicable local laws and regulations. The Commission shall provide the applicant, the Planning Director, and members of the public an opportunity to be heard regarding the site plan.

C. The Commission shall issue a written decision approving the site plan, denying it or approving it subject to conditions or modifications no more than 30 days after the public hearing on the site plan. The written decision shall state the reasons underlying the decision and notice of the right to appeal the decision as provided in this section.

D. An applicant may appeal the denial of a site plan under this section to City Council sitting as the Board of Adjustment as provided in Section 18.64.030.

Special Conditions:

1. The Planning Department must be in receipt of an approved Plan Review from the State of Alaska Fire Marshal prior to issuance of a Building Permit.
2. The Planning Department must be in receipt of an approved Water/Sewer Connection Permit prior to issuance of a Building Permit.
3. Public Works will review and approve of the drainage plan prior to a building permit being issued.

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

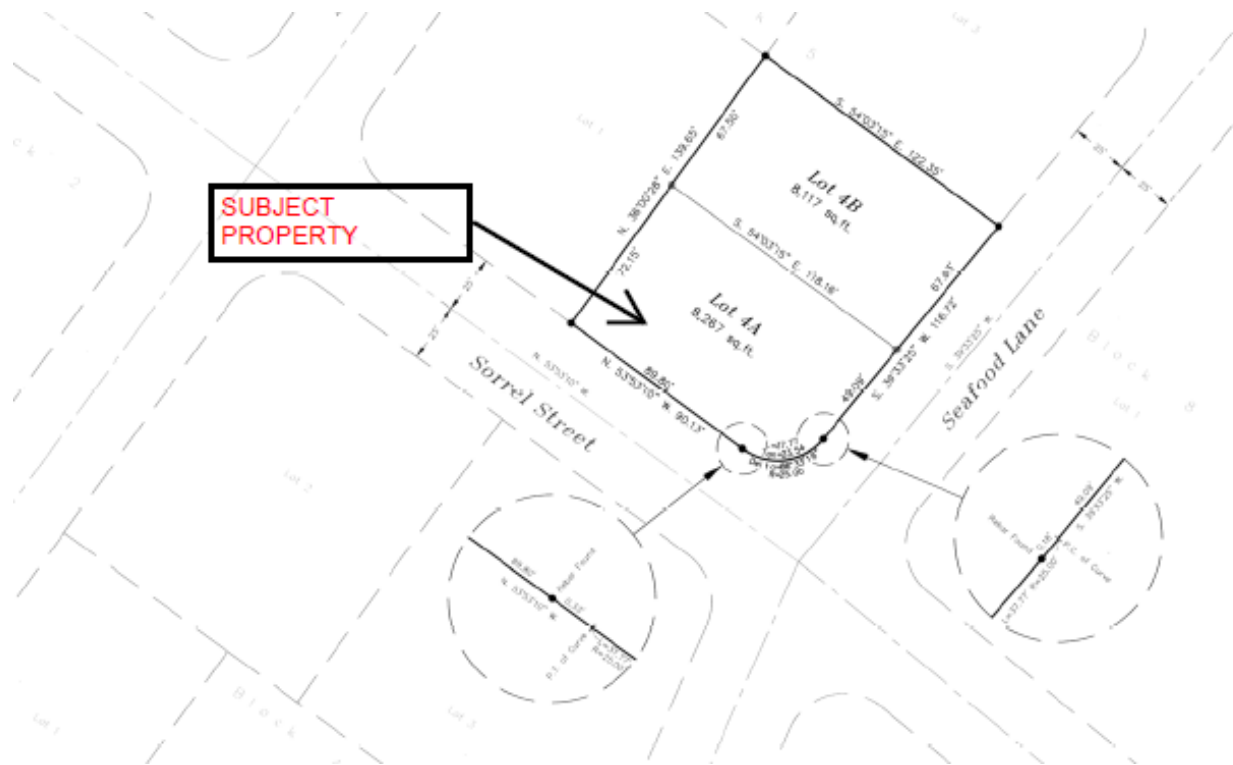
VII. SUMMARY AND ALTERNATIVES:

The commission may add any special conditions.

VIII. ATTACHEMENTS:

- A. Location Map
- B. Site Plan Packet with Contract for Snow Storage Approval from Neighbor
- C. Applicable Cordova Municipal Code

Attachment A – Location Map



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	Paul Kelly
Address	P.O. Box 265 Cordova, AK 99574
Telephone [home]	(907) 424-3109 (907) 831-6940
Business Name	Dayside Storage
Business Address	
Telephone [business]	
Business FAX	
Project architect/engineer	
Address of architect/engineer	
Telephone of architect/engineer	

PROPERTY/PROJECT INFORMATION	
Address of subject property	203 Sorrel Lane
Parcel identification number	02-060-128
Property owner [name/address]	Paul & Linda Kelly
Current zoning	Waterfront Industrial District
Proposed use	Storage Units + 2 apartments
Construction start date	
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.	
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)	

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: <u>Paul Kelly</u> <small>Paul Kelly (Feb 4, 2025 16:39 HST)</small> (Signature)	By: _____ (Signature)
Name: <u>Paul Kelly</u> (Type/Print)	Name: _____ (Type/Print)
Date: <u>February 03, 2025</u>	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.

6. Has a variance been granted? ☐ Yes ☐ No
7. Is there a new: ☐ Garage? ☐ Carport? Is it attached to the residence? ☐ Yes ☐ No
8. Is there an apartment above the garage? ☐ Yes ☐ No
9. Off-street parking: Existing _____ Proposed _____
10. Required Setbacks: Front _____ Left Side _____ Right side _____ Rear _____ Height _____
11. Proposed Setbacks: Front _____ Left Side _____ Right side _____ Rear _____ Height _____
12. Sewage Disposal:
- ☐ Private marine outfall: ☐ Existing ☐ 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) ☐ City
14. Is the construction occurring on a grandfathered structure (build prior to August 7, 1967)? _____
15. Is there a building currently on the property? ☐ Yes ☐ No
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? ☐ Yes ☐ No
- Are you building a new driveway that exits onto a State road or highway? ☐ Yes ☐ 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 ☐ No
- Does your lot abut salt water? ☐ Yes ☐ No
- Have you or will you be using fill to develop your lot? ☐ Yes ☐ 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 ☐ No
20. Has a Conditional Use Permit been issued? ☐ Yes ☐ No
21. Is this permit for a mobile building? ☐ Yes ☐ No
- Year _____ Model _____ Serial No. _____
22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) _____
- Elevation Certificate/Flood Hazard form attached

APPLICATION INFORMATION

Parking: Each residential dwelling unit must have at least two (2) vehicular off-street parking spaces.

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

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

Please include a building height (elevation) drawing. *As-built surveys* prepared by a licensed land

Snow and Wind loads: 100 lbs. per square foot ground snow load and 120 mph wind load

Lot and Yard Regulations: Cornices, canopies, eaves or other similar architectural features not

Seismic Zone: D

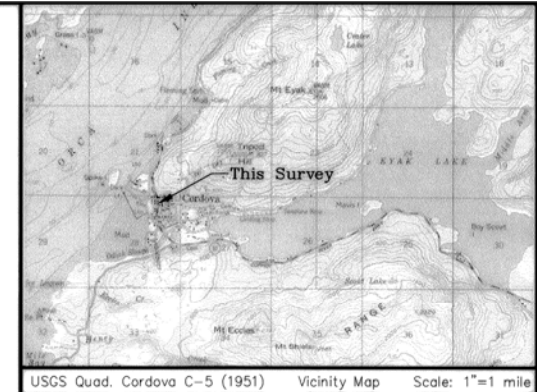
State-Owned Roads in Cordova

Lake Avenue

Power Creek Road

Copper River Highway/New England Cannery Road

Whitshed Road



OWNERSHIP DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND ALLEYS DEDICATED FOR PUBLIC USE.

AC Hancock
City of Cordova

6/26/01
DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF June 2001, FOR

Phyllis K. Sanford
NOTARY PUBLIC FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 4-7-02



TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES LEVIED BY THE CITY OF CORDOVA ON THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH NA

Diana D. Humbert
ATTEST: CITY CLERK

6-22-01
DATE

PLAT APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCE AND LAW PERTAINING HERETO.

AC Hancock
CITY MANAGER

6/26/01
DATE

Daniel J. O'Brien
CHAIRMAN, PLANNING & ZONING COMMISSION

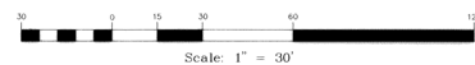
6-25-01
DATE

Carl J. Kopsch
PLATTING OFFICIAL

6-22-01
DATE

NOTES

1. THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED, EXCEEDS 1:5000.
2. ALL BEARINGS ARE "TRUE" BEARINGS AS ORIENTED TO THE "BASIS OF BEARING".



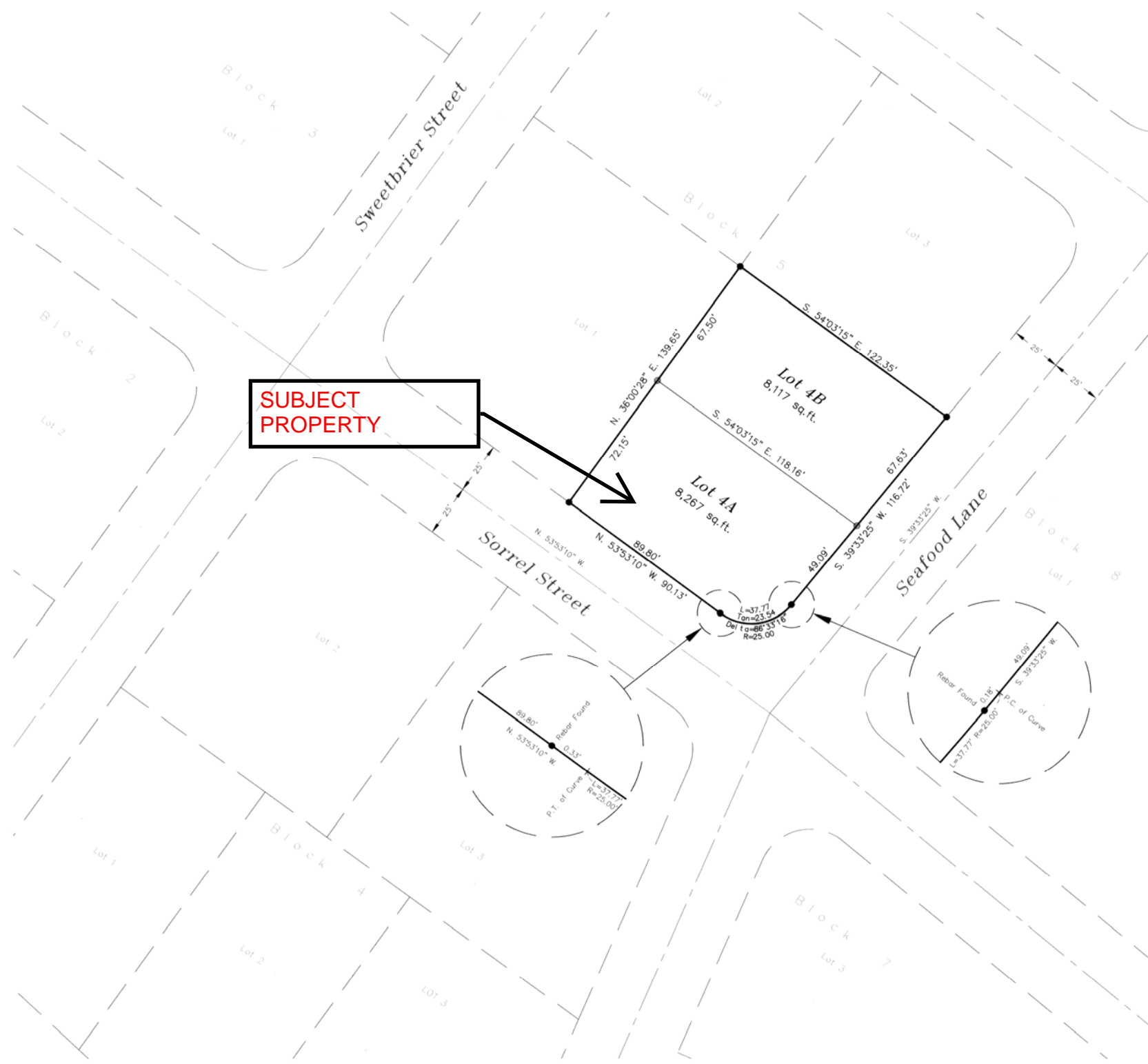
CORDOVA RECORDING DISTRICT

A Plat of
North fill Development Park Addition No. 2
A Re-Subdivision of
North fill Development Park Lot 4 Block 5
Plat 86-6
Located Within
Sec. 28, T.15S., R.3W., Copper River Meridian, Alaska.
Containing 2 Lots & ± 16,384 Square Feet



Surveying • Mapping • Land Planning
2102 Cleveland Avenue Anchorage, Alaska 99517
Tele: (907) 243-9966 Fax: (907) 243-9967

Drawn: VTD	Scale: 1" = 40'	Date: 5/13/01	Sheet:
Checked: MJH	Dwg: d:\p\1044\1044.dwg	W.O.#: 01-044	1 of 1



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

6/13/01
Date

WASTEWATER DISPOSAL

NO WASTEWATER SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEMS ARE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC). CONSTRUCTION PLANS MUST BE SUBMITTED AND APPROVED BY (ADEC) PRIOR TO CONSTRUCTION OF ANY PORTION OF A SEWAGE DISPOSAL SYSTEM. ADDITIONAL SOILS INFORMATION MAY BE NECESSARY. PERMITS FROM OTHER AGENCIES MAY ALSO BE REQUIRED.

LEGEND

- 5/8" Rebar Found
- 5/8" Rebar Set with Yellow Plastic Cap



TYPICAL
1 1/4" (YELLOW) PLASTIC CAP
SET ON 5/8" REBAR

2001-10
RECORDED ☒ FILED ☐
CORDOVA Rec. Dist. 20
Date 7-16 2001 CC
Time 3:29
Requested by: CITY OF CORDOVA

SHADED AREA (PAVED)
DENOTES PARKING
& LOADING ZONE

BOAT HAUL-OUT
AREA

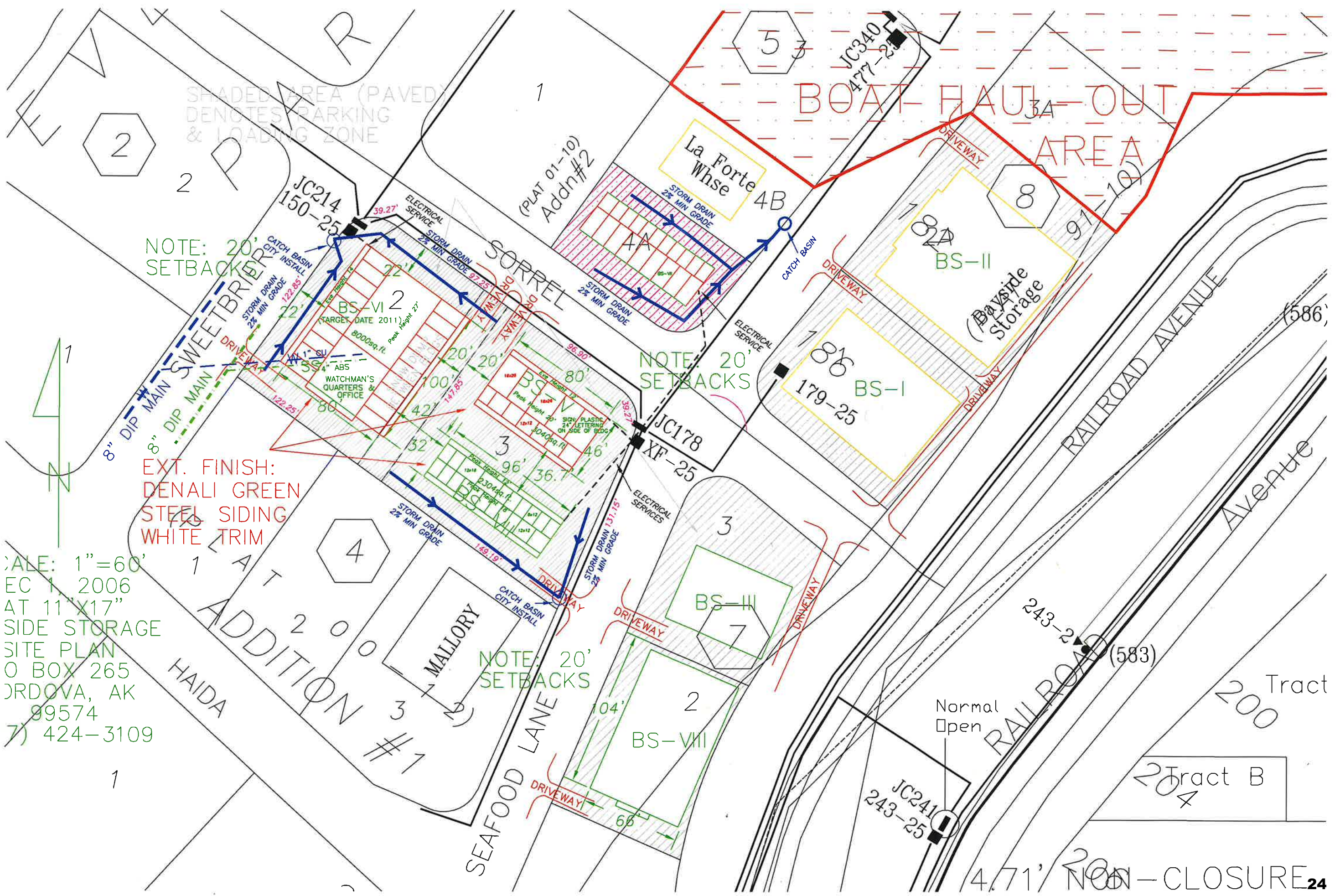
NOTE: 20'
SETBACKS

NOTE: 20'
SETBACKS

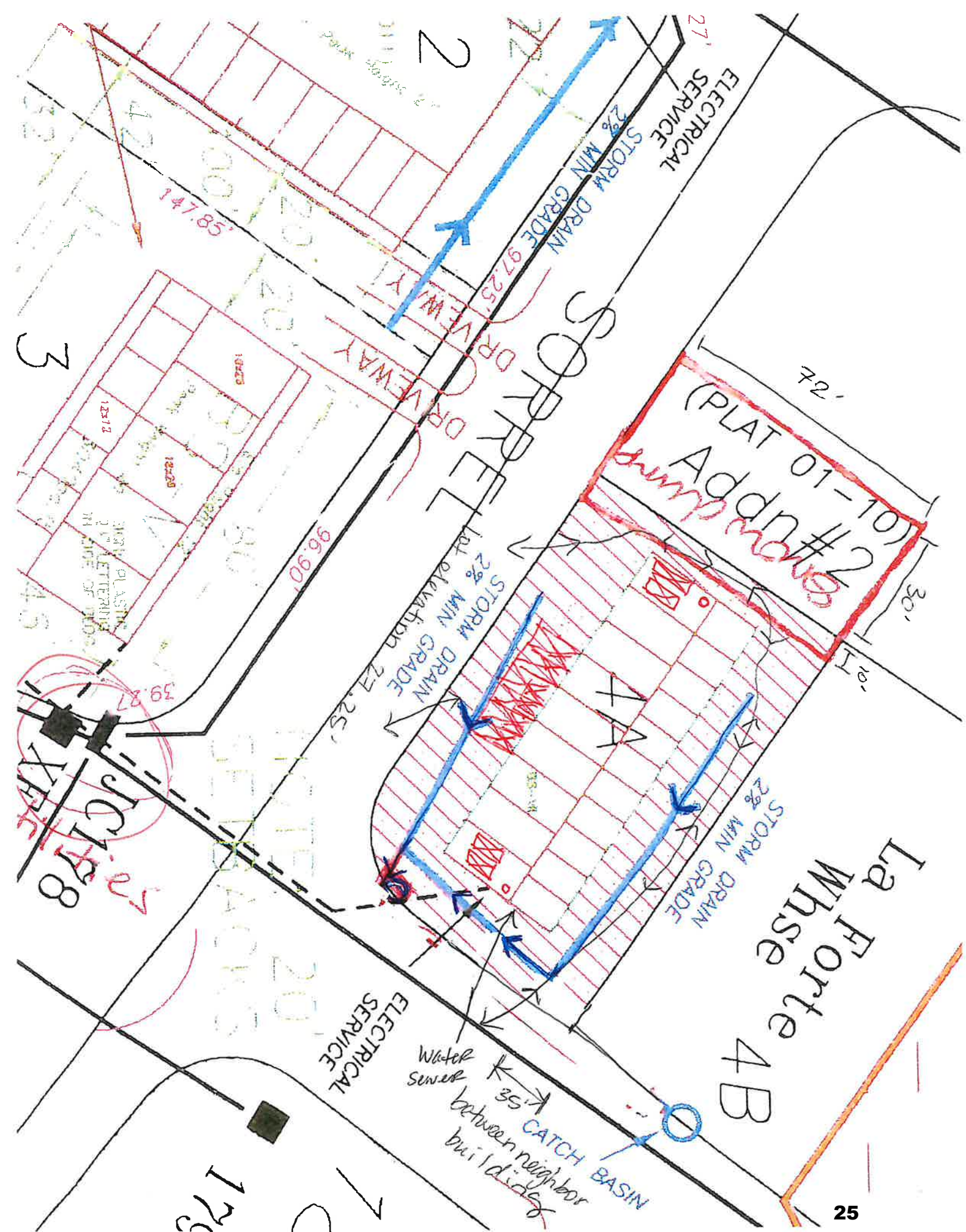
NOTE: 20'
SETBACKS

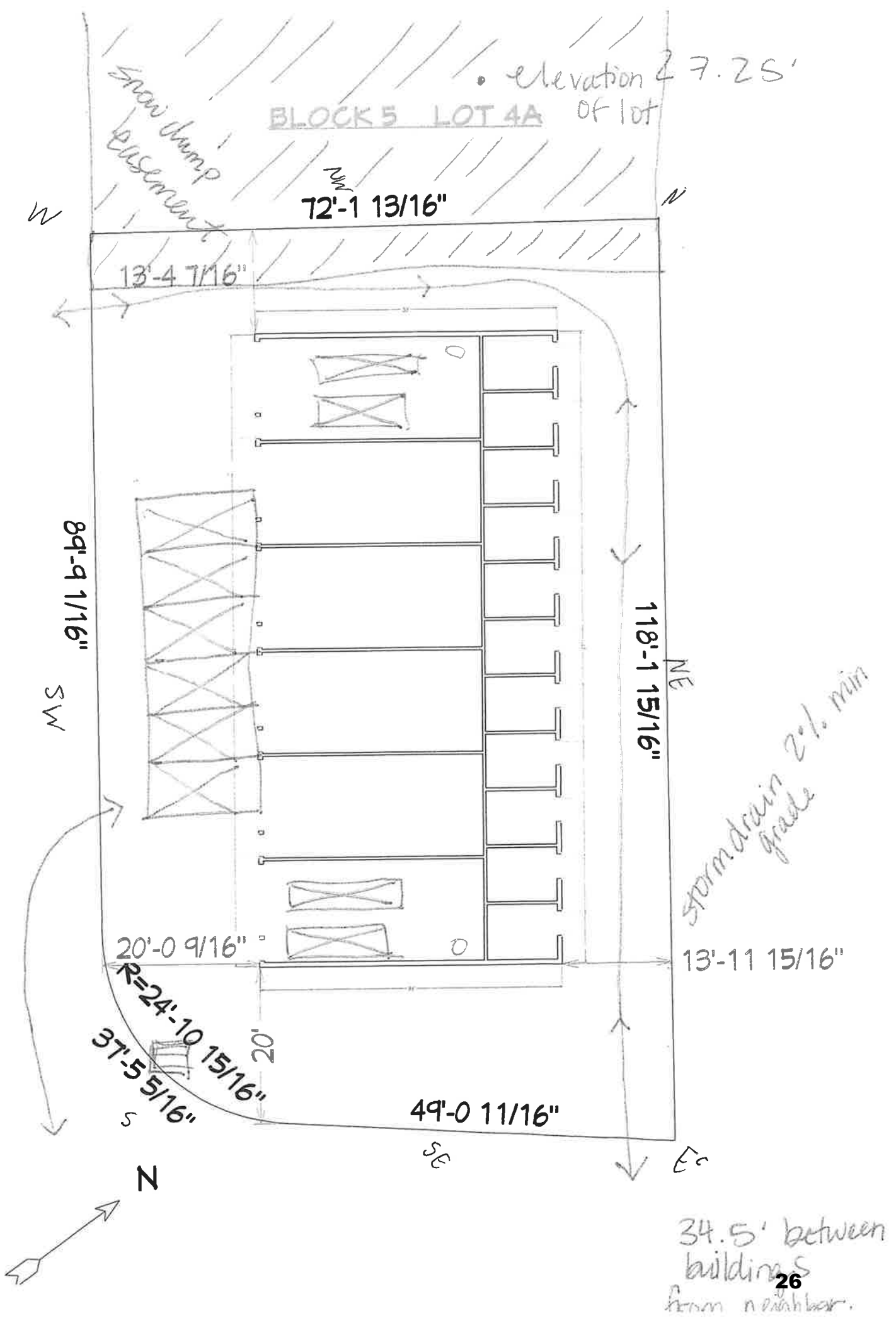
EXT. FINISH:
DENALI GREEN
STEEL SIDING
WHITE TRIM

SCALE: 1"=60'
DEC 1, 2006
AT 11"X17"
SIDE STORAGE
SITE PLAN
PO BOX 265
CORDOVA, AK
99574
(907) 424-3109



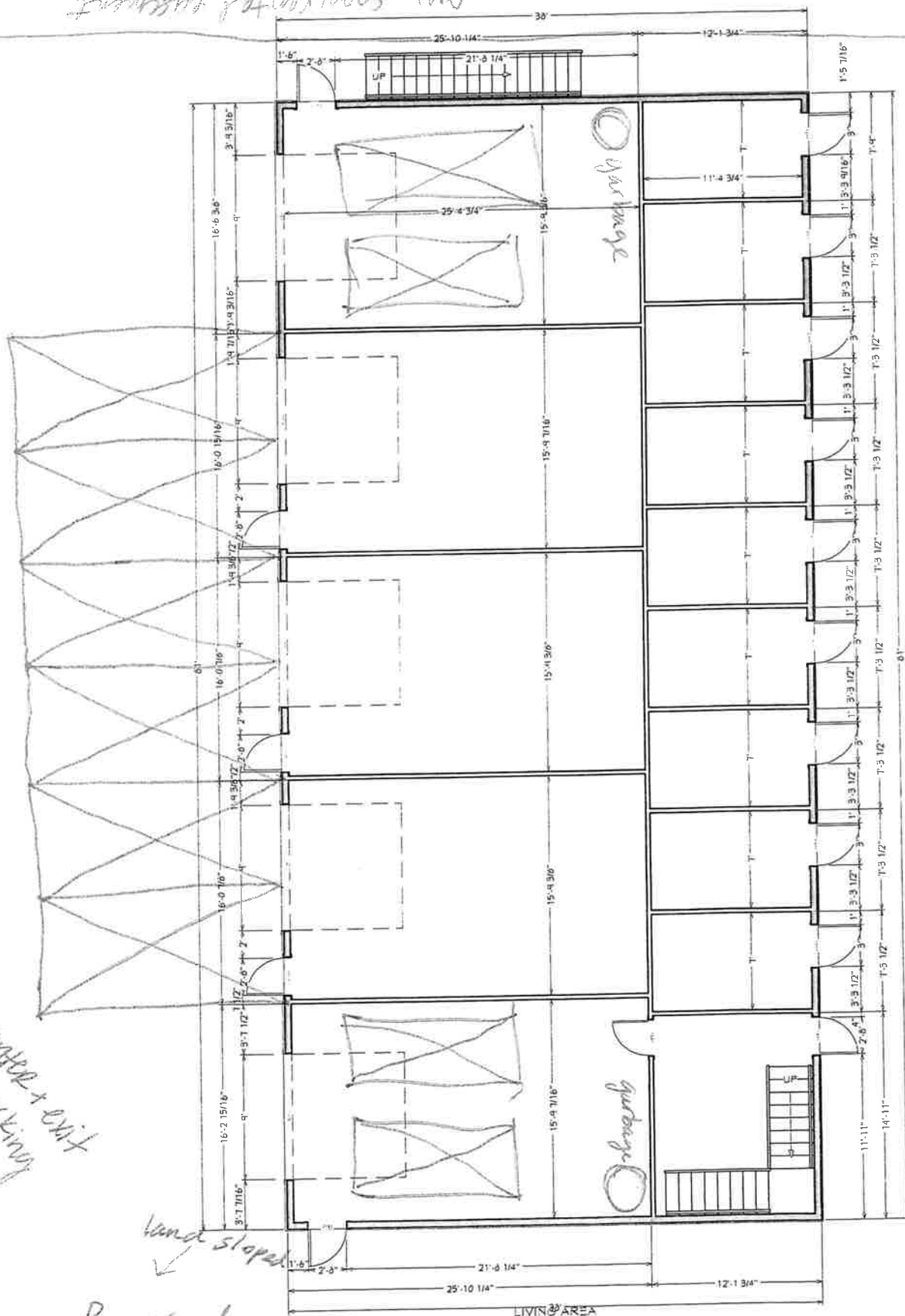
4.71' NON-CLOSURE





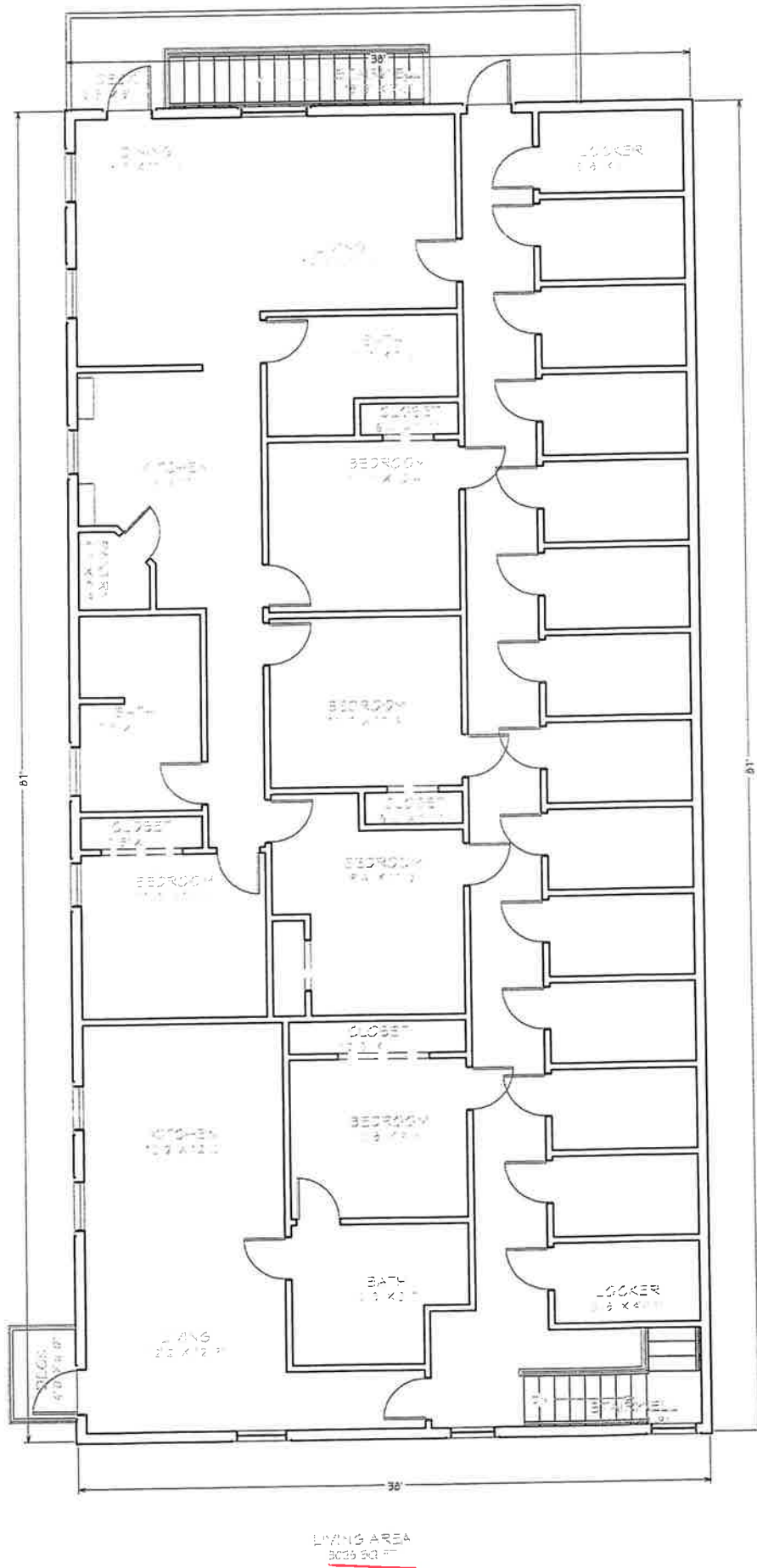
Snow dump area

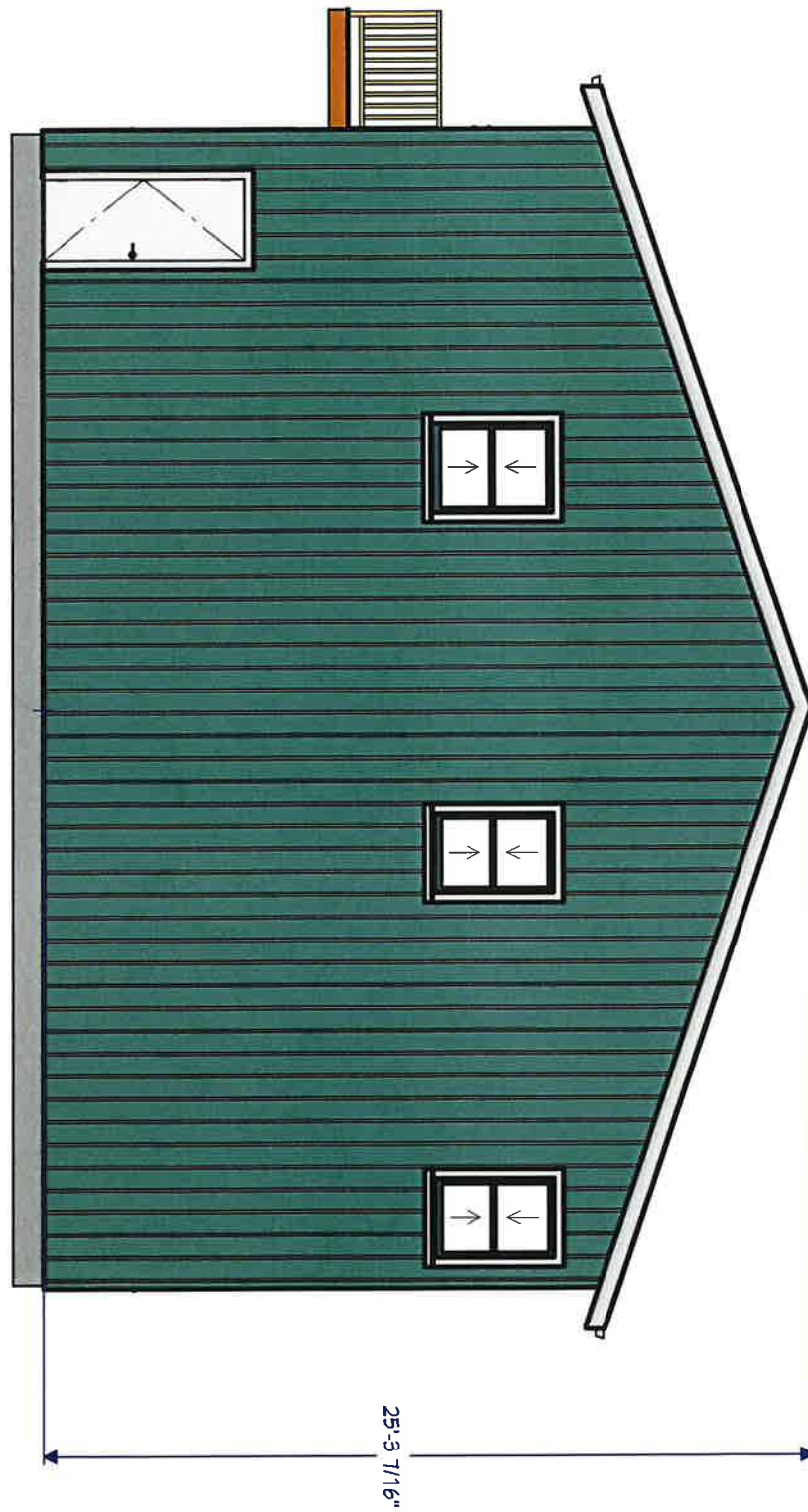
PML Snow ventral tubercle dump



LIVING AREA
3076 SQ FT

Proposed storm drain.

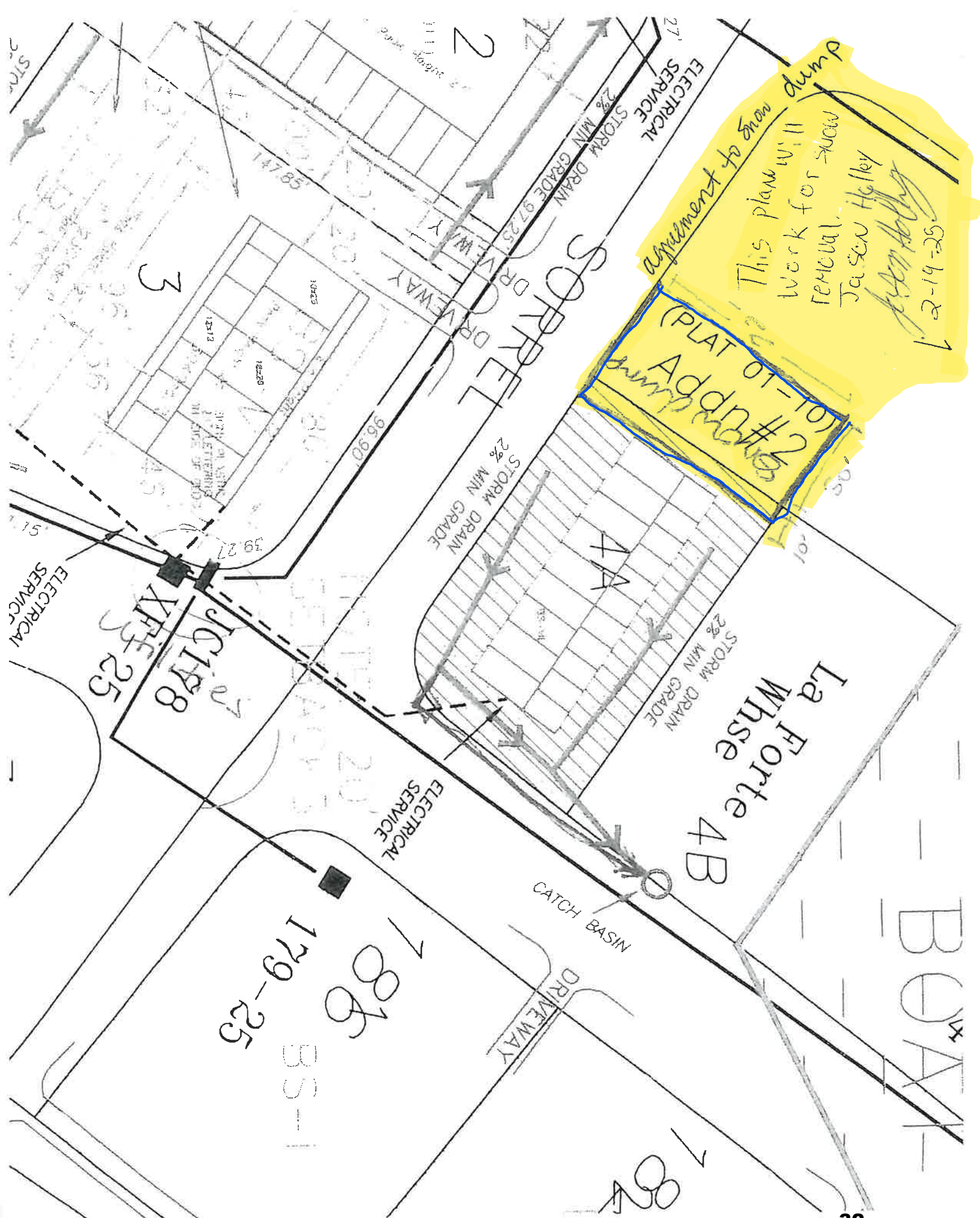




25' height at Peak of Structure







This plan will work for snow removal.
Jason Holley
1-2-14-25

PLAT 01-10
Addn #2
storm drain

La Forte Whse 4B

CATCH BASIN

DRIVEWAY

ELECTRICAL SERVICE

ELECTRICAL SERVICE

STORM DRAIN
2% MIN GRADE

STORM DRAIN
2% MIN GRADE

DRIVEWAY

STORM DRAIN
2% MIN GRADE 97.25'

2

3

JC198

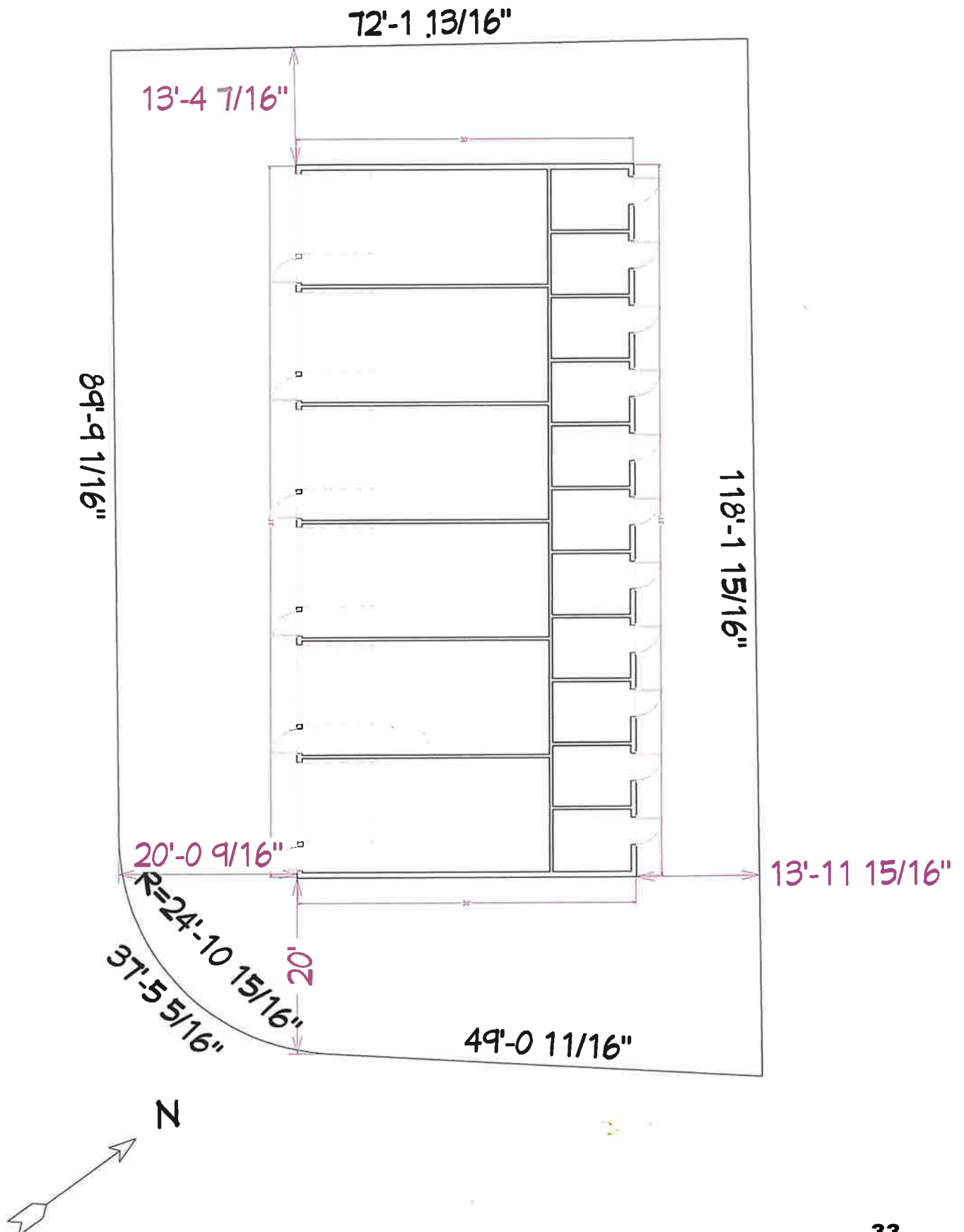
XFE 25

179-25

188

BS-1

BLOCK 5 LOT 4A



Chapter 18.33 - WATERFRONT INDUSTRIAL DISTRICT

18.33.010 - Purpose.

- A. The Waterfront Industrial District is intended to include land with direct access or close proximity to navigable tidal waters within the City. Uses within this district are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.
- B. The Waterfront Industrial District may also be referred to as the WI District in this Code.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 10, 7-6-2022)

18.33.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the waterfront industrial district:

- A. Marine sales;
- B. Open wet moorage;
- C. Covered wet moorage;
- D. Passenger staging facility;
- E. Haulout facilities;
- F. Marine construction, repair and dismantling;
- G. Cargo terminal;
- H. Cargo handling and marine-oriented staging area;
- I. Fish and seafood processing;
- J. Warehousing and wholesaling;
- K. Open storage for marine-related facilities;
- L. Fuel storage and sales.

(Ord. 634 (part), 1988).

18.33.030 - Permitted accessory uses and structures.

- A. The following accessory uses and structures are permitted in the WI District:
 - 1. Bunkhouses used in conjunction with permitted principal uses;
 - 2.

Residential dwelling for watch person or caretaker employed on the premises, or owner-operator and members of the owner-operator's family, used in conjunction with permitted principal uses;

3. Retail business when use is accessory to a permitted principal use.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 11, 7-6-2022)

18.33.040 - Conditional uses and structures.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses and structures may be permitted in the WI district:

- A. Log storage and rafting;
- B. Timber and mining manufacturing.

(Ord. 634 (part), 1988).

18.33.050 - Prohibited uses and structures.

Any use or structure that is not a permitted use, accessory use or conditional use under this chapter is prohibited in the WI District.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 12, 7-6-2022)

18.33.060 - Setbacks.

- A. The minimum setbacks in the WI District are as follows:

1. Front yard: 20 Feet.
2. Side yard and rear yard: None.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 13, 7-6-2022)

18.33.070 - Reserved.

Editor's note— Ord. No. 1201, § 34, adopted July 6, 2022, repealed § 18.33.070, which pertained to lot coverage and derived from Ord. 634 (part), 1988.

18.33.080 - Height.

The maximum height of buildings and structures in the WI District is three stories or 50 Feet.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 14, 7-6-2022)

18.33.090 - Off-street parking and loading.

- A. Off-street Parking and Loading. The requirements for off-street parking and loading in the waterfront industrial district shall be as set forth in Chapter 18.48 of this code.

(Ord. 634 (part), 1988).

18.33.100 - Minimum lot requirements.

- A. The minimum lot requirements in the WI District are as follows:

1. Lot width: 100 Feet
2. Lot size: 10,000 Feet.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 15, 7-6-2022)

18.33.110 - Signs.

- A. Signs. Signs may be allowed in the waterfront industrial district subject to requirements in Chapter 18.44 of this Code.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 16, 7-6-2022)

18.33.120 - Floor elevations.

- A. Minimum Finished Floor Elevations. In the waterfront industrial district, the following minimum finished floor elevations for the ground floor shall be adhered to:

North Fill Development Park

<u>Block 1</u>	
Lot 1	27.00'
Lot 2	26.50'
Lot 3	27.25'

<u>Block 2</u>	
Lot 4	27.25'
Lot 1	26.50'
<u>Block 3</u>	
Lot 2	26.25'
Lot 1	26.50'
<u>Block 4</u>	
Lot 1	27.25'
Lot 2	27.25'
Lot 3	27.25'
Lot 4	27.25'
Lot 5	26.25'
<u>Block 5</u>	
Lot 1	27.25'
Lot 2	27.25'
<u>Block 6</u>	
Lot 2	26.50'
Lot 1	26.25'
<u>Block 7</u>	

Lot 2	26.50'
Lot 3	26.25'
Lot 1	26.75'
Lot 3	27.25'
<u>Block 8</u>	
Lot 1	27.00'
Lot 2	26.75'
Lot 3	26.50'
Lot 4	26.25'

Note: The elevation datum used is based on the following described bench mark:

USC & GS Standard Brass Disk Located in Sidewalk Adjacent to Fish Game Building near Southwest Corner of Intersection Railroad Avenue and Breakwater Avenue. Elevation 40.40 Above M.L.L.W.

(Ord. 634 (part), 1988).

18.33.130 - Commission site plan review—Required.

- A. Any construction, modification or improvement in the Waterfront Industrial District shall be subject to a site plan review by the Planning Commission under Section 18.42.020 of this Code.
- B. No site plan shall be approved for the Waterfront Industrial District unless any exterior siding or roof on any building or structure is finished in earthtone colors as those colors are identified by the Planning Director.

(Ord. 634 (part), 1988).

(Ord. No. 1201, § 17, 7-6-2022)