

Chair

Tania Harrison

Vice Chair

Mark Hall

Commissioners

Chris Bolin

Sarah Trumblee

Kris Ranney

Gail Foode

Sean Den Adel

City Planner

Amanda Hadley

**PLANNING COMMISSION PUBLIC HEARING
Tuesday, May 12, 2026, 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. PUBLIC HEARING

- a. Conditional Use Permit for Travel Trailer Request on Lot 2A, Block 4, Cordova Industrial Park
See 05/12/2026 Regular Meeting Packet item 10a, for Memo and Application Material

4. AUDIENCE COMMENTS

5. 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.

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City Planner
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PLANNING COMMISSION REGULAR MEETING
Tuesday, May 12, 2026, 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. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
 - conflicts as defined in CMC 3.10.020 should be declared, then the Chair rules whether the member should be recused, the Commission may appeal the Chair’s ruling, and the ruling may be overridden by a majority vote of the Commission.
 - ex parte should be declared here, the content of the ex parte should be explained when the item comes before the Commission, ex parte does not recuse a member, it is required that ex parte is declared and explained.
- 5. APPROVAL OF CONSENT CALENDAR**
 - a. Record excused absence of Chris Bolin and Kris Ranney from the April 14, 2026, Regular Meeting
- 6. CORRESPONDENCE.....Page 1**
- 7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**
 - a. Guest Speakers
 - b. Audience comments regarding agenda items (3 minutes per speaker)
- 8. PLANNER’S REPORT.....Page 2**
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**
 - a. Conditional Use Permit for Travel Trailers Request on Lot 2A, Block 4, Cordova Industrial Park.....Page 4
- 11. AUDIENCE COMMENTS**
- 12. COMMISSION COMMENTS**
- 13. ADJOURNMENT**

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Cup by alex wasierski

From Diana R [REDACTED]

Date Wed 5/6/2026 5:45 PM

To Amanda Coward [REDACTED]

I wanted to write that my husband and I support the CUP submitted by alex wasierski to use a travel trailer as a residence during the construction of a structure on the property next to ours at breakwater Ave.

Diana riedel and Kenneth renner

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Planner's Report

To: Planning and Zoning Commission
From: Amanda Hadley, City Planner
Date: Friday, May 08, 2026
Re: Recent Activities and Updates

Second Street Purchase & Sale Agreement with the Native Village of Eyak (NVE)

- NVE Tribal Council Chair Angela Butler and City Manager Samantha Greenwood signed the Purchase & Sale Agreement on May 1, 2026. This is now at the title company.

Shepard Point Road Purchase & Sale Agreement with the Native Village of Eyak (NVE)

- Purchase & Sale Agreement is signed and at the title company, waiting for final signatures and recording once the water transmission line work and replat of the area are completed.

2 Acre Portion of ATS 220 Purchase & Sale Agreement with Cordova Electric Cooperative (CEC)

- Waiting for CEC to complete a record of survey.
- PSA is at the title company waiting on closing.

LeFevre Street Purchase & Sale Agreement with Riedel & Burton

- PSA is at the title company and is insured and waiting on closing.

Third Street Purchase & Sale Agreement with Stack/Solomon

- Waiting on the replat of the property with the adjoining lots owned by Stack/Solomon.
- PSA is at the title company waiting on closing.

Negotiations with Camtu Alaska Wild Seafoods for a Portion of Lot 1, Block 7A, Tidewater Development Park

- Negotiations are occurring with the Planner and the City Manager.
- Camtu's is completing survey, design work, and permit feasibility.

Meeting/Event Attendance

- City Council Regular Meetings
- Planning Commission Regular Meetings
- Innovate Cordova
- Second Street Progress Meetings

- Whitshed Pedestrian Monthly Meeting
- City of Cordova Directors Meetings
- Public Works Supervisors Meeting

Collaborative Work Meetings

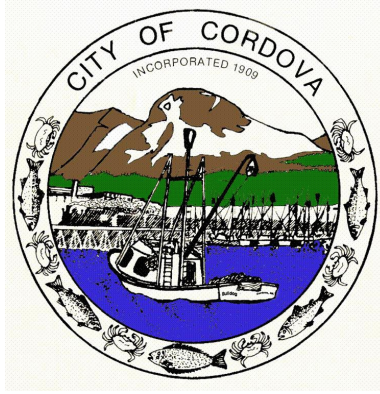
- Met with CDFU and the Harbor Master regarding Planning Commission and Harbor Commission Resolutions of support for Shipyard Expansion.
- Flagged the Four (4) acre area for the proposed future home of the Public Safety Building with the City Fire Marshal.

Permits

- Land use permits issued: Two (2)
- Building Applications Received: Seven (7)
- Conditional Use Applications Received: Three (3)
- Variance Applications Received: One (1)
- Subdivision Applications Received: One (1)

Training

- Attended the HR Directors' Bloodborne Pathogens Safety Training.



AGENDA ITEM # 10a
Planning Commission Regular Meeting Date: 05/12/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley, City Planner
DATE: Tuesday, May 12, 2026
ITEM: Conditional Use Permit – Lot 2A, Block 4, Cordova Industrial Park
NEXT STEP: Decision on Conditional Use Permit

INFORMATION RESOLUTION
 MOTION

- I. REQUEST OR ISSUE:**
Requested Actions: Decision on Conditional Use Permit
Applicant: Alex Wasierski
Legal Description: Lot 2A, Block 4, Cordova Industrial Park
Parcel Number: 02-060-241
Zoning: Business District
Lot Area: Approximately 10,967 sq. ft.

The City of Cordova received an application requesting a Conditional Use Permit (CUP) to allow for a travel trailer to be placed on the property to be used as a living space while the applicant constructs a structure. The applicant intends to occupy the lot with his travel trailer from June 01, 2026, to October 31, 2026.

- II. RECOMMENDED ACTION / NEXT STEP:** Staff has provided the following motion for the Planning Commission to consider opening the agenda item for discussion:

“I move the Planning Commission to grant the Conditional Use Permit for Travel Trailers request for Lot 2A, Block 4, Cordova Industrial Park, submitted by Alex Wasierski, and adopt and incorporate the findings and

conditions of approval within the Staff report.”

The Planning Commission may choose to include or remove the suggested findings that are below, or impose different or additional findings and/or conditions that it deems appropriate. The CUP may be granted with or without special conditions or denied.

III. FISCAL IMPACTS: Revenue would be generated from the collection of water & sewer fees, and refuse fees, as the applicants plan to hook up the utilities to the site for the travel trailer. This would allow the revenue to be collected upon placement of the travel trailer, before the structure is completed.

IV. BACKGROUND INFORMATION: The subject property is located in the North Harbor area of the Cordova Industrial Park. This lot had formerly been occupied by the Anchor Bar & Grill, with an adjacent liquor store. Currently, this property is vacant and underutilized in the Business District. The demolition of the previous structure occurred in December 2025. The proposed redevelopment will revitalize the site by constructing a new structure. The applicant, Alex Wasierski, is seeking a CUP to allow the use of a travel trailer as a residence on the site during construction.

Zoning Code Conditional Use Permit

In accordance with the Cordova Municipal Code (CMC) 18.60.020 F through I., the Planning Commission shall hear and consider evidence and facts from any person at any public hearing or written communication from any person relative to the matter. If, in the opinion of the Commission, the necessary facts and conditions set forth in this chapter apply in fact to the property or use referred to, it may grant the CUP.

The Commission, in granting approval, may establish conditions under which a lot or parcel of land may be used or a building constructed or altered. The decision of the Planning Commission, either for the granting with or without conditions, or the denial of an application, shall become final and effective ten (10) days following such decision.

Conditional Use Permit for Travel Trailers

The Planning Commission may grant a CUP to allow mobile homes or travel trailers to be placed outside planned mobile home parks in any zone district for up to twelve (12) months to provide the lot owner with temporary living quarters while building a residence. The temporary living quarters must be removed from the lot or vacated upon expiration of the CUP (CMC 18.60.000).

Notice has been provided to property owners within 300 feet of the subject property boundary (CMC 18.60.020).

Staff Recommendation

Staff recommends approving the CUP with the findings and conditions contained in the Staff report. The granting of the permit allows the development of the property consistent with its zoning. Also, of note on plat 2002-3, there is a recorded fifteen (15) foot driveway access easement on the east lot line that must not be impeded by the travel trailer or by the construction of a structure.

CMC 18.60.060 allows for the placement of a travel trailer for the purpose of living quarters to build a residence. The proposed structure will be a mixed-use building containing both commercial and residential units, making this section of code the most applicable for the allowance of this temporary use.

The Planning Commission’s Review and Decision

The Planning Commission is to review the following criteria that is provided under the CMC and make a decision if the application fits the requirements and should be approved, if it should be approved with

applicable conditions, or if it does not fit the requirements and should be rejected. Below you will find the CUP approval criteria in *italics* and Staff's responses in normal font type.

The Planning Commission may choose to include or remove the suggested findings that are below, or impose different or additional findings and/or conditions that it deems appropriate.

Below you will find the CUP approval criteria in *italics* and Staff's responses in normal font type.

Applicable Code:

18.60.020 - Applications.

B. Prior to granting a conditional use permit, the planning and zoning commission must determine that the proposed use meets all of the following review criteria:

- 1. The use is consistent with the purpose of this chapter and is compatible with the zoning district and the comprehensive plan;*
- 2. The use will not permanently or substantially injure the lawful use of neighboring properties;*
- 3. Public services and facilities are adequate to serve the proposed use;*
- 4. The proposed use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development; and*
- 5. The proposed use will not adversely affect to the public's safety, health, or general welfare.*

18.60.060 - Conditional use for mobile homes or travel trailers.

The planning and zoning commission may grant a conditional use permit to allow mobile homes or travel trailers to be placed outside of planned mobile home parks in any zone district for up to twelve months to allow the lot owner temporary living quarters while building a residence. The temporary living quarters must be removed from the lot or vacated upon expiration of the conditional use permit.

Suggested Findings:

18.60.020 (B) – Conditional Use Permit Approval Criteria

- 1. The use is consistent with the purpose of this chapter and is compatible with the zoning district and the comprehensive plan;*

This criterion is met. The granting of this CUP will allow the owners to develop their property in accordance with applicable zoning requirements. The use of the travel trailer will be temporary only, and once the proposed structure is completed, the travel trailer will no longer be used. This is a mixed-use structure with a residential component, and this meets the code requirement.

- 2. The use will not permanently or substantially injure the lawful use of neighboring properties;*

This criterion is met. The travel trailer will be used only temporarily while the owners construct a structure. The use of the travel trailer will not adversely affect the lawful use of nearby properties. The code allows for up to twelve (12) months of use of the trailer.

- 3. Public services and facilities are adequate to serve the proposed use;*

This criterion is met. The use of a travel trailer is only temporary and will likely demand less

from public services and facilities than the proposed permanent structure will.

4. *The proposed use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development; and*

This criterion is met. The use of the travel trailer will not impact vehicular or pedestrian traffic as it will be located on a privately owned lot. The travel trailer will be located entirely on the lot and will not interfere with the right-of-way.

5. *The proposed use will not adversely affect the public's safety, health, or general welfare.*

This criterion is met. The travel trailer will be temporarily used as a single-family dwelling unit, which will not adversely affect the public's health, safety, and general welfare.

V. LEGAL ISSUES: The public or applicants may appeal the decision of the Planning Commission to the Board of Adjustment.

VI. ENVIRONMENTAL ISSUES: No environmental issues identified.

VII. SUMMARY AND ALTERNATIVES: The City of Cordova received an application requesting a Conditional Use Permit (CUP) to allow the use of a travel trailer as a residence on a private property in the Business District while the applicants construct a new structure on the property.

The Planning Commission may approve the CUP with or without conditions or deny it if it believes the approval criteria have not been met.

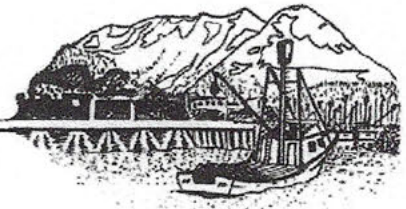
VIII. CONDITIONS OF APPROVAL: Staff recommends the following conditions of approval:

1. A building permit has been issued before occupying the travel trailer.
2. Water, sewer, and electric utilities have been installed.
3. The property owner may use the travel trailer as a residence only for themselves and their crew during the construction of the structure.
4. The temporary living quarters must be removed from the lot or vacated at the end of the twelve (12) month period.
5. Trailer shall not be placed in the access easement unless the owner of Lot 2B, Block 4, Cordova Industrial Park agrees to the placement of the trailer within the easement area.

IX. ATTACHMENTS:

- A. Letter from Applicants
- B. Conditional Use Permit Application with Provided Attachments
- C. Plat 2002-3
- D. Subject Property

CITY OF CORDOVA



CONDITIONAL USE PERMIT APPLICATION

City of Cordova, Alaska

INSTRUCTIONS	PERMIT TYPE	FEE
Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month.	Conditional Use Permit	\$250

APPLICANT INFORMATION

Name:	Alex Wasierski	
Mailing Address:		
City/State/Zip:		
Phone Number:		
Email Address:		

OWNER INFORMATION

Name:	Alex Wasierski and Brian Glasheen	
Mailing Address:		
City/State/Zip:		
Phone Number:		
Email Address:		

Only complete this section if owner is different from applicant.

PROPERTY INFORMATION

Address:	207 Breakwater Ave
Legal Description:	
Tax Lot No.:	
Zone District:	

Planning Department can assist if unknown.

REQUEST DESCRIPTION

Please describe your requested conditional use in detail as well as the proposed time frame for the new use.

We would like to be allowed put a travel trailer on our property for housing from June 1st to October 31st. This will serve as temporary housing for construction workers during the building of the new mixed-use property.

You may add any additional documents which will help the Planning Commission better understand the request, such as a cover letter, drawings, maps, or photographs.

CONDITIONAL USE STANDARDS

The Planning Commission may only approve the conditional use if the commission finds that **ALL** of the following standards are met. You must include a statement and adequate evidence showing that each of the standards has been met. Use additional pages if needed.

The use is consistent with the purpose of this chapter (Chapter 18.60 - Conditional Use Permits) and is compatible with the zoning district and the comprehensive plan.

The proposed use aligns with Chapter 18.60 – Conditional Use Permits, as the property lies within the industrial park but is zoned as a business district. This district allows residential housing, which we believe should allow the short-term use of a travel trailer to provide housing.

The use will not permanently or substantially injure the lawful use of neighboring properties.

The use will be short term and will be no different than the permanent housing that would be there.

Public services and facilities are adequate to serve the proposed use.

We will be able to connect to the water and sewer already at the site and plan on renting a dumpster from the city.

The proposed use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development.

The Rv will house 1 to 2 people most of the time and no more then 4 at anytime. It wont have any effect on pedestrian and vehicular traffic circulation.

The proposed use will not adversely affect the public's safety, health, or general welfare.

The Travel trailer will not have any effect on publics safety, health or general welfare.

OTHER CONDITIONAL USE REQUIREMENTS

Any application approved by the planning commission shall be conditional upon the privilege granted being utilized within six (6) months after the effective date of approval.

Plot plan is required. The plot plan needs to be drawn to scale, showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and off-street parking areas.

The City Planning Commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood and the Comprehensive City Plan and zoning ordinance.

If applicant is not the owner of the subject lot, the owner's signed authorization granting applicant the authority to (a) apply for the conditional use permit and (b) bind the owner to the terms of the conditional use permit, if granted.

Some conditional uses (telecommunication tower, marijuana establishments, junkyards, and others) are subject to additional requirements in Chapter 18.60 of the Cordova Municipal Code.

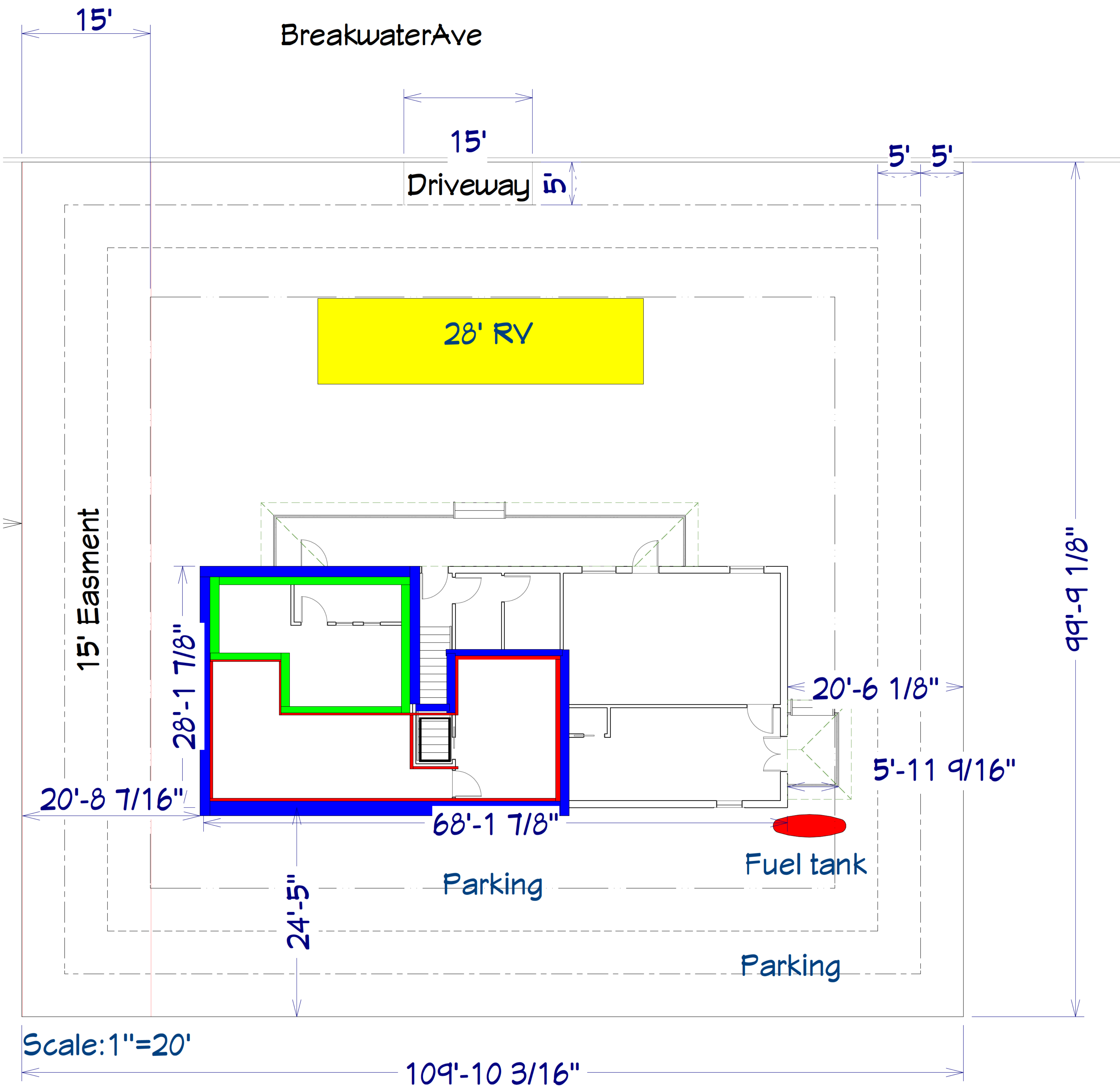
APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: Alex Wasierski

Date: 4/14/2026

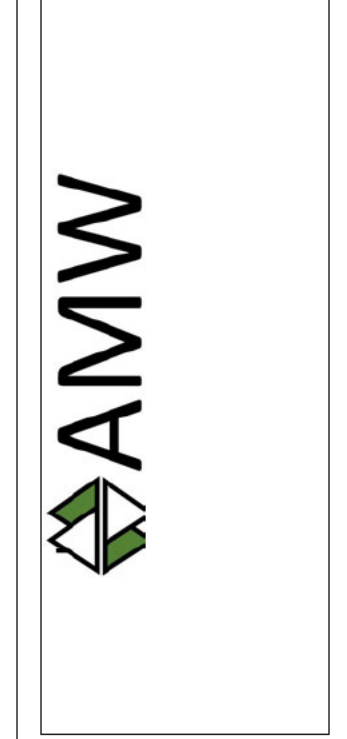
Print Name: Alex Wasierski



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Completed by
Eddie Stanley
Electrical Administrator
#EADE1810

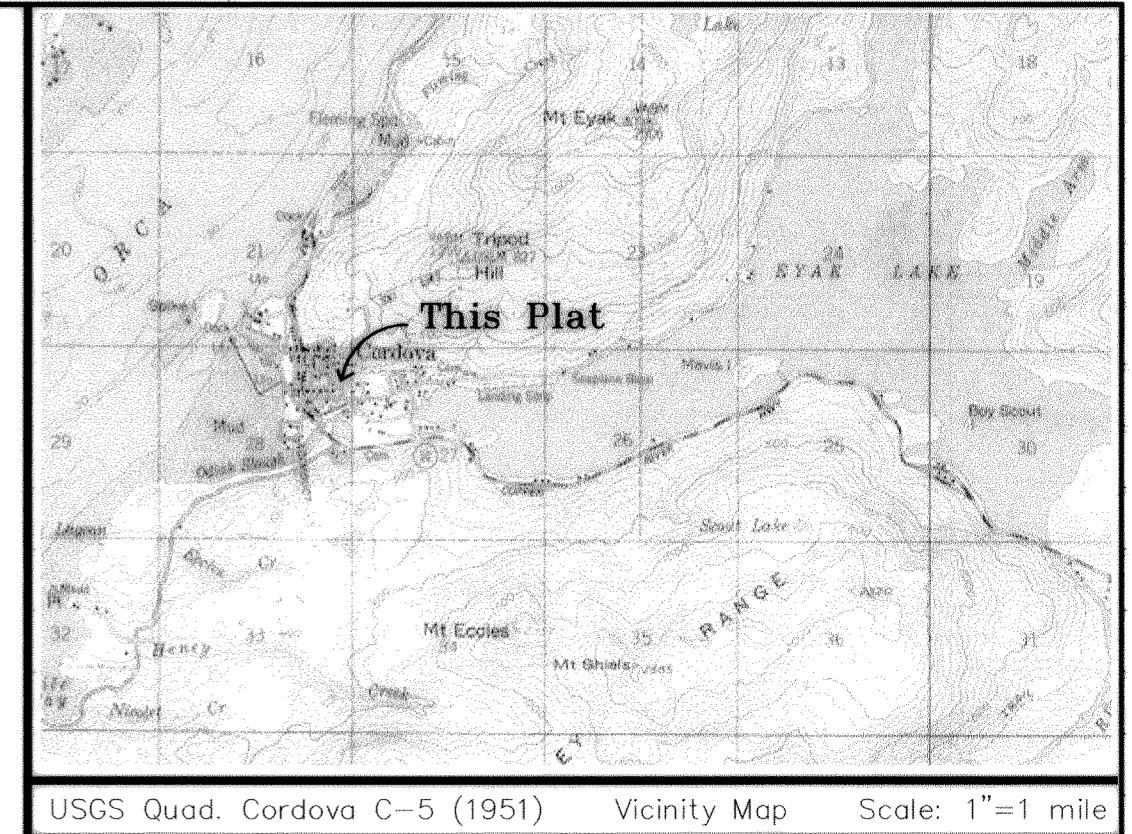
207
Breakwater
Cordova AK



DATE:
4/23/2026

SCALE:

SHEET:



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.

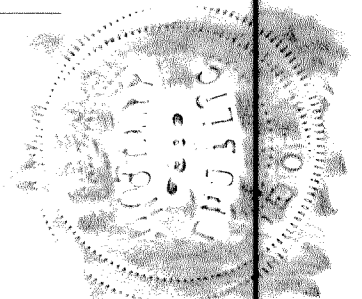
Lew Cochran 4/1/02
 Lew Cochran
 P.O. Box 1231
 Cordova, Alaska 99574
 DATE

Lillia B. Cochran 4/1/02
 Lillia Cochran
 P.O. Box 1231
 Cordova, Alaska 99574
 DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF April
 2002, FOR Lew Cochran + Lillia Cochran

Lillian Justice
 NOTARY PUBLIC FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 11/14/05



TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH 12/31/01

Lila J. Koplin 4/1/02
 ATTEST: CITY CLERK DATE

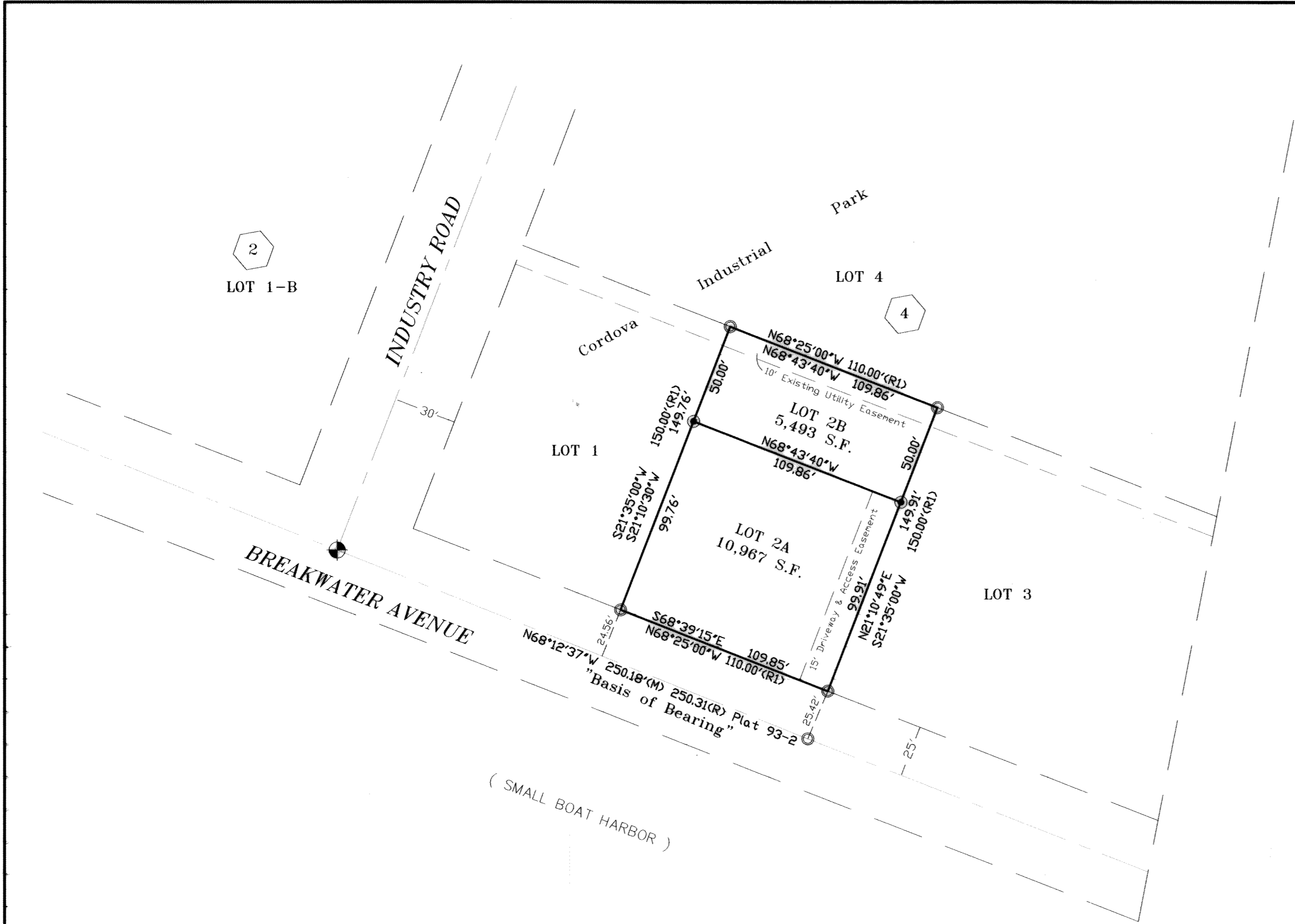
CORDOVA RECORDING DISTRICT

A Plat of
Cordova Industrial Park Lots 2A & 2B Block 4
A Re-Subdivision of
Cordova Industrial Park Lot 2 Block 4
Plat 65-304, Cordova Recording District
Located Within
Sec. 28, T. 15 S., R. 3 W., Copper River Meridian, Alaska.
Containing 2 Lots & ± 0.378 Acres.



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

Drawn: JDA/VTD	Scale: 1"= 50'	Date: 2/6/02	Sheet:
Checked: MJH	Dwg: 01124.DWG	W.O.#: 01-124	1 of 1



2002-3
 Cordova REC DIST 20 cc
 Date: April 10, 2002
 Time: 1:47 P.M.
 Requested By: City of Cordova
 Address: Cordova

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 THERETO.

Edward Peme 4/5/2002
 CITY MANAGER DATE

Michael Cochran 4/7/2002
 CHAIRMAN, PLANNING & ZONING COMMISSION DATE

Daryl Peme 4-5-2002
 PLATTING OFFICIAL 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".



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.

2/6/02
 Date

LEGEND

- ⊕ 1 1/2" Aluminum Cap Found
- 5/8" Rebar Found
- 5/8" x 30" Rebar Set with 1-1/2" Yellow Plastic Cap
- (R1) Record Information - Recorded Plat 65-304

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.



**Subject
Property**