

Chair

Tania Harrison

Vice Chair

Mark Hall

Commissioners

Sarah Trumblee

Kris Ranney

Gail Foode

Sean Den Adel

City Planner

Amanda Hadley Coward

**PLANNING COMMISSION PUBLIC HEARING
Monday, July 27, 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

Variance Permit Setback Reduction Request on the East 25' of Lot 17, Block 15, Original Townsite

See 07/27/2026 Regular Meeting Packet item 10b, 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.

Chair

Tania Harrison

Vice Chair

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Sarah Trumblee

Kris Ranney

Gail Foode

Sean Den Adel

City Planner

Amanda Hadley Coward

**PLANNING COMMISSION SPECIAL MEETING
Monday, July 27, 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 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 the excused absence of Tania Harrison, Sarah Trumblee, & Chris Bolin from the June 16, 2026, Public Hearing & Special Meeting
- b. Minutes:
 - i. Minutes of the Planning Commission Regular Meeting of September 09, 2025.....Page 1
 - ii. Minutes of the Planning Commission Regular Meeting of December 09, 2025.....Page 7
 - iii. Minutes of the Planning Commission Regular Meeting of January 13, 2026.....Page 8

6. CORRESPONDENCE

- a. Letter of Resignation of Commissioner Chris Bolin.....Page 9
- b. Letter from Susan Ogle in Support of 10.b.....Page 10

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 11

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. Letter of Interest for a Portion of Lot 11, Block 7, Original Townsite Approx. 101 Sq.Ft.....Page 13
- b. Variance Permit Setback Reduction Request on the East 25' of Lot 17, Block 15, Original Townsite.....Page 21

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.

PLANNING COMMISSION REGULAR MEETING
Tuesday September 09, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B

MINUTES

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison (present), *Vice Chair Mark Hall* (present), Commissioners *Chris Bolin* (absent), *Sarah Trumblee* (present), *Kris Ranney* (present), *Gail Foode* (present), and *Sean Den Adel* (present). Also present were the *Public Works Director Kevin Johnson* and *City Planner Amanda Hadley Coward*.

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence of Tania Harrison, Sean Den Adel, and Gail Foode from the August 12, 2025, Regular Meeting and Public Hearing

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Trumblee disclosed that she works for the Native Village of Eyak (NVE). This was not considered a conflict by the Chair.

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
- b. Audience comments regarding agenda items (3 minutes per speaker)
 - Mary Ann Bishop** – Spoke not in support of agenda item 10. a.
 - Paula Payne** – Spoke not in support of agenda item 10. a.
 - Tyler Dillon** – Spoke in support of agenda item 10. a.
 - Collin Bronson**, in his capacity as the Project Manager of the Shepard Point Road Project for NVE – Spoke in support of agenda item 10. b.
 - Kelsey Hayden** – Spoke in support of agenda item 10. a.

8. PLANNER'S REPORT

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. Letter of Interest for City T-Dock a Portion of ATS 220 & a Portion of Lot 1, Block 7A Tidewater Development Park

M/Ranney S/Foode “I move to recommend that City Council dispose of Block 8, Small Boat Harbor Dock – a Portion of ATS 220 and a Portion of Lot 1, Block 7A, Tidewater Development Park approximately 17,352 square feet in size as outlined in Cordova Municipal Code 7.40.060 (B) by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property.”

Ranney I am generally opposed to disposing of public assets to private hands. I think that this dock is a very important asset to the City of Cordova. To my knowledge is that where most of the tenders load and offload their equipment. So, having it in private hands, I would like some guarantee that it can still serve that purpose. I would also saying that contouring the property line specifically to the T-Dock I do not think that is not how I would want to do it I would want to bring the property line all the way over to where Ocean Beauty's property is to make it more square. Just because having this be in private hands makes that City land for all intents and purposes unable to the City. Theres not much the City can put in there. So, having the actual size of the property reflect that for both property tax reasons and also for the benefit of Camtu's future proofing their own operations there. I would also want some kind of bond in place to a minimum of upkeep on the facility. I don't want to see a public asset go into private hands and then fall into disuse and ill repair. Those are my few thoughts on it. I do agree that Camtu's does need a space that they can have direct control of as an offloading station. I don't think that this is necessary to keep as public green space or the like. This is a working harbor; I don't see the argument for that.

Foode I am in support of the businesses like Camtu's that roll up their sleeves and turn their business into something that is good for our community in the long term. I do think that for branding purposes this is a fancy property. We don't have a lot of property to share that will work for them and/or community branding selling us to the world. If we can do it in such a way that accommodates them and also making it a safe and great place for people to park and have little places to walk and come and go. I think of California's old trees, places where they made, you know, like little boardwalks for safe ways for families to be able to participate in the area. I don't know. I love the idea of bond because right now we have a super wonderful family with great legs and capacity, but if something happened to them and they had to sell or if things moved to a trust to develop or create or make money with it could turn into a very different business. So having a bond in place that protects the property or that's all that comes to mind.

Hall I do have a concern has this gone to the Harbor Commission yet?

City Planner, Hadley Coward It has not, the Harbor Commission would have been reviewing this tomorrow but the Harbor Master is out of town so they will not be having their meeting this month. It will go to the next Harbor Commission meeting.

Hall Because we are basically the City and not so much the Harbor. We coordinate with the Harbor Commission on what they want done.

City Planner, Hadley Coward Also this is exterior to the harbor so we would have to see if the harbor does need to weigh in on it before going to City Council.

Hall We could look to see what happened on their previous application last year or the year before with the south fill that was also in tidelands. I'm not sure what happened there, we did something there saying they could do it but we made conditions. It definitely needs to have the Harbor Commission's approval before it goes to the City Council. Or recommendation of approval.

Ranney Yeah, I would echo that.

Public Works Director, Johnson Are you saying that prior to making a decision tonight you would want to...

Hall I think we could go ahead and make a decision subject to the Harbor Commission, but the City Council is going to say Planning Commission says this, Harbor Commission says this, they can make the decision based on what we have, but it should not go to the City Council until the Harbor Commission has had a chance to weigh in on this. Otherwise, why do we have the Harbor Commission? That is part of the harbor system. That is just my opinion basically.

Harrison Any other Commissioner comments?

Den Adel I just think of other user groups that currently utilize the T-Dock such as 60 North. In the event that this does move forward, would the other local seafood processors or user groups would they be able to have equal access to the forest service dock or would Camtu's have both of those docks?

Trumblee I am very much in favor of working with Camtu's to find somewhere for them to expand. They've come to us time and time again and every time they really have put thought into not only ways to make their business better but how to generate more revenue, tax revenue for Cordovans. It was said that a working harbor is what keeps people in Cordova. It helps generate taxes and when I think about a working harbor that's what comes to mind first is fishing and revenue generating things for the City. I guess a green space isn't necessarily what comes to my forethought straight away. Tyler said that they maybe would be willing to look again at the south fill. I don't know is that something that can be revisited if this isn't the best idea for the T-Dock. They have come time and time again asking for different ways to expand and I give them props for that.

Public Works Director, Johnson I just remind everyone that this is technically an application that they have applied for something now to the City and so while all other things can still be explored outside of this, they are asking that you make a decision based on what they put in front of you.

Harrison I guess my two cents would be this is currently a public use dock. It's not a vacant lot that currently isn't being used. It's very actively being used by a lot of different users within the community, both individuals and businesses. I guess it does seem a little bit different disposing of vacant property versus removing public access in favor of one business over any others. I think I would be pretty hesitant to do that given that it's not like we're going to be able to build an ocean dock someplace else on City property to replace it. I'm all in support of Camtu's expanding. I know that we've at least from the Planning Commission side have worked with them as best we can. Again, we can only recommend certain

things to them, but I would be very hesitant. I certainly would need to see a really good explanation of what are we going to tell everyone else in the community who currently uses this dock. I guess I don't see how having it in private hands would guarantee continued access by other user groups.

Ranney I would say that the City does currently own two ocean docks, so it wouldn't be completely cutting off public access to a similar facility, but I would say that I would want to see a revamp proposal. I'm not sure if I can really go forward with the proposal as stated.

Public Works Director, Johnson Remember also this is a letter of interest and because of our convoluted disposal process, applicants are forced to put in vague letters of interest because then if the Council decides to go out too RFP they do not want to give away too much of their information for their competitors to use that information to create better proposals than them. So, you do have to remember that we have an imperfect disposal system that in a sort of a way required them to put in very vague information to get the process started. The only way to find out a full true proposal would be for the Council to then go out to RFP.

Harrison I think what you're saying really what is before us is do we see the City T-Dock as something that the City wants to dispose of?

Hall Can I quickly add? What option did you have?

Harrison The motion before us right now is the first one negotiate an agreement with the party. So this would not be going to...if as if we move forward as it was proposed it would just be negotiate an agreement.

Public Works Director, Johnson That would be your recommendation to Council.

Harrison That is the motion that is on the floor right now was stated as option one.

Hall So we could amend it to just recommend going to RFP. That would put the Public on notice because I don't know how many people saw this that use the T-Dock right now. They are going to be the ones that are actually cut off. There may be another group that say, Hey we'll just get together as 10 or 20 people and create a group of a user group.

Trumblee There use to be a time though that was the Coast Guard dock and there was not City access to that. So, that's also...they use other docks. What did those people do before when they didn't have access to that dock. It was a long time ago, it was.

Hall That was before the North Fill and you have access on the other side of the road right there where all the canneries are now there was access. Theres a lot of access over there. We removed all of those access points to fix to the existing canneries. We have another one in the middle of the harbor that makes it hard to work around them because they've got a purchase or a lease there and we have to work roads and stuff we don't have access through.

Ranney There was the Copper River Seafoods dock as well which my understanding is it's basically unusable now for that kind of heavy industrial purposes.

Harrison I would say that my take on this is as this is a letter of interest do we feel like the City T-Dock is something that the Planning Commission thinks should be disposed of. Then to your motion on the floor is to negotiate an agreement with the party.

Hall Madam Chair, I move to amend the motion.

M/Hall S/Trumblee "I move to recommend that City Council dispose of Block 8, Small Boat Harbor Dock – a Portion of ATS 220 and a Portion of Lot 1, Block 7A, Tidewater Development Park approximately 17,352 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by requesting sealed proposals to lease or purchase the property."

Vote occurred to change the motion to the motion as amended, no objections.

Den Adel I think it would be good for any other committee that would be weighing in on this to know what the fair market value of that piece of property is. What is it currently generating the City in terms of tax revenue. All the businesses that use it. I don't know if that information is available.

Public Works Director, Johnson We could get there wouldn't be any tax information because it's publicly owned so there's no property tax being paid on it. Fish tax would come across it but I don't know if our data is that granular that we can say that across this specific dock that came through there. At a

minimum the Harbor Master does administer the use of that dock so we would be able to get revenue data from what people pay to use that dock. It does have a taxable value and that is a known number as well. But obviously we don't pay ourselves the property tax on that.

Foode This will also include the Harbor Commissions participation in these decisions.

Public Works Director, Johnson Technically the code does not require that this go to the Harbor Commission because the land disposal process just requires it go from Planning Commission to City Council. I would assume that City Council would want Harbor Commissions opinion. So I think it's going to be coming to them one way or another. If you go by strictly the code requirements, this could proceed directly to Council. Unless the City Manager or the Mayor decides to hold it from the agenda until Harbor Commission weighs in.

Foode So this kicks off the RFP?

Public Works Director, Johnson No it has to go to Council who would then vote to send it out for RFP.

Harrison I think the only way to send this to Harbor Commission first would be to refer this back to Staff with the direction that we would like Harbor Commissions input first.

Public Works Director, Johnson That is what has been done in the past. If you don't want to make a decision, you think it's so crucial that you hear from the Harbor Commission before you make your recommendation, you can refer it to Staff. We would hold it until after the next Harbor Commission meeting and bring it back to you after that. Then it would go to Council. But again if people are comfortable making a decision without the Harbor Commission information and it is not truly going to change your opinion one way or another, I don't know if it's necessarily fair to the applicant to hold it back during that time period. If you do truly need to hear from the Harbor Commission then please by all means refer it back to Staff.

Hall I would leave it up to the City Council to say we want to hear from the Harbor Commission. If it gets to them before it gets to the Harbor Commission. They can make that call that they want their input. We would recommend their input.

Public Works Director, Johnson We have tried as best practice to take it to Harbor Commission before bringing it to you. Even though it's not a requirement just with this meeting being cancelled, with the Harbor Master being out of town, fishing season, there's been lots of canceled Harbor Commission meetings. There wasn't an intention to skip Harbor Commission that's just how things lined up for this meeting.

Harrison It's just also another opportunity for users that may also be using this T-Dock might be more into paying attention to Harbor Commission meetings. And the fact that they are all fishing makes sense. Any other Commissioner comments?

The vote occurred, and the agenda item was recommended by the Planning Commission to dispose of the City T-Dock by requesting sealed proposals to lease or purchase the property.

Vote: 5 yea, 1 nay (Harrison), 1 absent (Bolin)

Full Video: <https://www.youtube.com/watch?v=-SBObRmjxWU>

b. Letter of Interest for a Two (2) Acre Portion of ASLS 79-263

M/Hall S/Trumblee "I move to recommend ASLS 79-263 be moved from "Not Available" to "Available Requires Subdivision" and to dispose of a portion of approximately two (2) acres of ASLS 79-263 as outlined in Cordova Municipal Code 7.40.060 (B) by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property.

Hall is this going to be a private road?

Public Works Director, Johnson public access road state and NVE will have shared maintenance responsibilities.

Hall can we have an access easement to City property

Public Works Director, Johnson we would need to apply for a driveway or roadway permit from the State but this would be a public road.

Trumblee was also going to ask about access.

Ranney the area that NVE is requesting, the only flat buildable land in that area. The land all around that area is really steep.

Public Works Director, Johnson the Shepard Point Road will be crossing the Orca water transmission main. NVE will be required to replace the water main where the roadway crosses it. They have also agreed to replace the old pipe as well a few hundred feet above the roadway. That is not tied to this request, but to have this water main replaced and to gain access to cliffside land Staff see it as a win for all the community. That is not tied to this, but it is part of the conversation.

Hall public water is out there but does the City sewer go out there?

City Planner, Hadley Coward it does not. City sewer stops at the Science Center.

Hall a septic needs a half-acre. You would need an acre for a septic, an alternate septic, and a well.

Harrison the slope is too much for a septic.

Ranney anyone who would build in that area would not be able to have a traditional septic they would need an alternative.

Hall this property would remain in public ownership.

The vote occurred, and the agenda item was recommended by the Planning Commission to move from “Not Available” to “Available Requires Subdivision” and to dispose of the approximately two (2) acre portion of ASLS 79-263 as outlined in the Cordova Municipal Code 7.40.060 (B) by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property.

Vote: 6 yes, 0 no, 1 absent (Bolin)

Full Video: <https://www.youtube.com/watch?v=-SBObRmjxWU>

c. Land Disposal Map Review Regarding RurAL CAP’s Mutual Self-Help Housing Program

M/Hall S/Den Adel “I move to recommend that City Council review the following City property as identified by the Planning Commission for possible land disposal to RurAL CAP’s self-help housing program.”

Hall the property the City has will take a lot of money to develop. These are affordable housing units that won't have a big budget.

Den Adel there's a housing need, and whatever programs we can access, we should try to access.

Harrison the Commission should go page by page through these maps and see where we can envision putting these houses. We need to look at the zoning to see where we can fit six (6) to twelve (12) homes on whatever parcels of property are identified. Also if a septic is going to fit on the parcels if needed.

City Planner, Hadley Coward I wanted to point out the topography on the maps are five (5) meter contours.

Ranney why is the City Quarry “Not Available” instead of “available requires subdivision”?

Public Works Director, Johnson in the past, that area was identified as a possible location to move the Morpac water tank to. And that is where the quarry and burn pile are located.

Harrison on New England Cannery Road: the lots listed as “Available” are too steep in the Commission's opinion.

Harrison Ocean Dock Subdivision and North Fill Development Park don’t have anything.

Conversation regarding the “Available” City lots on the Old Town map.

Harrison Odiak Park the lots on Center Drive.

Public Works Director, Johnson unsure about the size and if homes will fit in there. There is an anadromous stream and wetlands. Also along the highway curve may have space with flat land that might work for development.

Harrison Power Creek Road

Ranney the road going into the cemetery could be made into more of a road, and a development placed behind the cemetery.

Den Adel is water and sewer in that area.

Public Works Director, Johnson the cemetery is a sensitive area to put a road. However, I think there is a way to do it in a respectful way.

Harrison Eyak Lake map.

Public Works Director, Johnson the access to the water tank may be able to fit flat lots on each side of the road.

Harrison this may be a good start for a development. We have identified eight (8) areas and what I am hearing as to why we have chosen these lots is lot size, some type of road access close by, and their proximity to utilities. There are a number of lots that would require replatting. The only lot we discussed redesignating from “Not Available” is the City Quarry/Burn Pile and would need to be rezoned.

Trumblee, if you weren’t here for the RurAL CAP discussion, I really encourage you to go back and listen to the YouTube.

Amended Motion

M/Hall “motion to refer back to Staff.”

No objections

The vote occurred, and the agenda item was referred back to Staff to identify the parcels selected by the Planning Commission.

Vote: 6 yes, 0 no, 1 absent (Bolin)

Full Video: <https://www.youtube.com/watch?v=-SBObRmjxWU>

11. AUDIENCE COMMENTS

Mary Ann Bishop – Not in support of 10. a.

Tu Trinh Dillion – In support of 10. a.

12. COMMISSION COMMENTS

Foode is in support of RurAL CAP to come to our community.

Trumblee appreciates the conversations had tonight and to see where the RurAL CAP project for affordable housing goes in the future.

Hall thanks to Staff for the packet. Is ArcGIS going to be available online soon?

City Planner, Hadley Coward its getting there it is online but not published yet.

Den Adel I want to thank everyone for their time and he is looking forward to seeing what will be discussed in the next meeting.

Ranney appreciates the items brought before the Commission today and is looking forward to the RurAL CAP project.

Harrison thanked Staff for the packet; the contour maps were helpful. Thank the public for coming. Thanked the Commission members.

13. ADJOURNMENT

M/Hall

S/Ranney

No objections.

Adjourned at 8:17 PM

**PLANNING COMMISSION REGULAR MEETING
Tuesday December 09, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

MINUTES

**NOTICE OF CANCELED
PLANNING COMMISSION
MEETING**

**THE DECEMBER 09, 2025, PLANNING COMMISSION
REGULAR MEETING IS CANCELLED**

**THE NEXT REGULAR MEETING WILL BE ON
TUESDAY, JANUARY 13, 2026.**

AGENDA TO BE POSTED PRIOR TO THE MEETING.

Approved:

Tania Harrison, Chair

Amanda Hadley Coward, City Planner

**PLANNING COMMISSION REGULAR MEETING
Tuesday January 13, 2026, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

MINUTES

**NOTICE OF CANCELED
PLANNING COMMISSION
MEETING**

**THE JANUARY 13, 2026, PLANNING COMMISSION
REGULAR MEETING IS CANCELLED**

**THE NEXT REGULAR MEETING WILL BE ON
TUESDAY, FEBRUARY 10, 2026.**

AGENDA TO BE POSTED PRIOR TO THE MEETING.

Approved:

Tania Harrison, Chair

Amanda Hadley Coward, City Planner

7/15/2026

Letter of Resignation

While it has been an honor and pleasure to serve the City and the Community on the P&Z board for so many years, due to family obligations, I am writing this letter as my official resignation effective immediately.

As life changes, I look forward to the possibility of serving on the P&Z Commission in the future.

Special thanks to the past and present Planner I worked with.

Sam Greenwood

Lief Stavig

Kevin Johnson

Amanda Hadley

Sincerely,

Chris Bolin

RECEIVED

JUL 15 2026

City of Cordova

13 JULY 2026

SUSAN OGLE
303 BROWNING
CORDOVA, AK 99574

TO: AMANDA COWARD
CITY PLANNER

PLEASE ALLOW THE VARIANCE
SUBMITTED BY CECILIA STACK -
OUR 100 YEAR OLD NEIGHBORHOOD
ON BROWNING IS WELCOMING
THE RECENT IMPROVEMENTS BEING
MADE - DO NOT HINDER THESE!

SINCERELY,
SUSAN OGLE

RECEIVED

JUL 16 2026

City of Cordova

Planner's Report

To: Planning and Zoning Commission
From: Amanda Hadley Coward, City Planner
Date: Friday, July 17, 2026
Re: Recent Activities and Updates

City Parcel Viewer is Live

- I have been working on publishing an online version of the City ArcGIS parcel, address, and tax data map.
- I built the map online, built the webpage, and made it available to the public.

It can be found at the link <https://www.cityofcordova.net/city-parcel-viewer/>

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

- The Purchase & Sale Agreement is at the title company, waiting for closing.

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

- The Purchase & Sale Agreement is at the title company, waiting for closing.
- The water transmission main work in the area is completed.
- NVE is currently working on the replat, which will be recorded concurrently with the closing.

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

- The Purchase & Sale Agreement is at the title company, waiting for closing.
- CEC is currently working on the replat, which will be recorded concurrently with the closing.

LeFevre Street Purchase & Sale Agreement with Riedel & Burton

- The lot has been sold and recorded.

Third Street Purchase & Sale Agreement with Stack/Solomon

- The lot has been sold and recorded.

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 the survey, design work, and permit feasibility.
- The requested 4,100 square foot portion of ATS 220 was approved by City Council to be sold.
- Meeting with Camtu's regarding the park design with the Planner and the Parks & Rec Director.
-

Negotiations with Prince William Sound Economic Development District (PWSEDD) for Lot 2, Block 7, North Fill Development Park

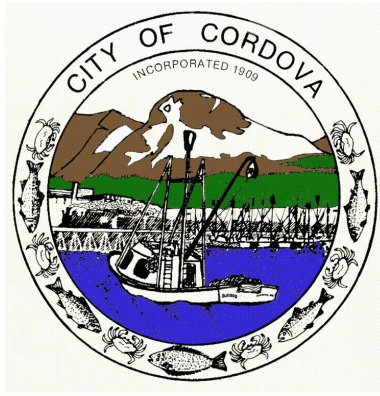
- Negotiations are occurring with the Planner and the City Manager.

Meeting/Event Attendance

- Harbor Commission Regular Meeting
- Harbor Commission Special Meeting
- City of Cordova Directors Meetings
- Public Works Supervisors Meeting
- Public Works Quarter Two Safety Meeting / Training
- City of Cordova Supervisors Training
- Developing a Local Emergency Planning Committee (LEPC) with the City Fire Marshal

Permits

- Land Use Permits Issued: Four (4)
- Building Permit Applications Received: Thirteen (13)
- Conditional Use Applications Received: Four (4)
- Variance Applications Received: Three (3)
- Subdivision Applications Received: Four (4)



AGENDA ITEM # 10a
Planning Commission Meeting Date: 07/14/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, July 14, 2026

ITEM: Land Disposal – Letter of Interest for a Portion of Lot 11, Block 7, Original Townsite, Approximately 101 Square Feet in Size

NEXT STEP: Review and Give a Recommendation to the City Council

☐ INFORMATION
☒ MOTION

☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions:	Review and give a recommendation to City Council
Legal Description:	Lot 11, Block 7, Original Townsite
Area:	A portion of approximately 101 square feet
Zoning:	Central Business District
Land Disposal Map Status:	Not Available

The applicant is requesting to lease a small 101 square foot portion at the back (northeast) corner of the main street parking lot for the placement of its fuel tank, propane tank, and protective bollards. The requested portion will not affect the parking spaces. This would not interfere with deliveries, snow removal, street/parking lot repairs, or refuse pickup. This area is currently designated as “Not Available” on the land disposal maps and would require a recommendation to make it “Available” before noticing may occur.

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

“I move to recommend that City Council redesignate the requested portion of land from “Not Available” to “Available” on the land disposal maps and to dispose of the requested portion of Lot 11, Block 7, Original Townsite, approximately 101 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;
2. Invite sealed bids to lease or purchase the property;
3. Offer the property for lease or purchase at public auction;
4. Request sealed proposals to lease or purchase the property.

III. FISCAL IMPACTS: The property would become part of the City’s lease, sales tax, and possessory interest tax revenue.

IV. BACKGROUND INFORMATION: The applicant, Copper River Brewing, has purchased the old True Value and Radio Shack location for their brewery and has been working to renovate the space to relocate its business. It is requesting a lease for a portion of City property located in the main street parking lot. This would be for the placement of its 260-gallon fuel tank, 120-gallon propane tank, and three (3) protective bollards. This would not compromise any parking spaces in the parking area.

Approximate Tank Sizes:

260-gallon fuel tank = 36 inches long by 36 inches wide by 58 inches in height and 37 inches in diameter.

120-gallon propane tank = 53 inches tall and 30 inches in diameter.

Public Works

Public Works Staff, including the Director, Refuse Superintendent, and Streets Superintendent, conducted a site visit of this location. This also included the Alaska Marine Lines (AML) delivery driver and the applicant. The applicant was able to discuss its plans with those included to ensure that this would not hinder AML deliveries, snow removal, street/parking lot repairs, and refuse pickup. This will also not affect the parking spaces, as the requested location is already designated as no parking and is used for other utility pedestals, such as cable and internet. The proposed location is at the northeast corner of the parking area, adjacent to the new brewery building.

Public Works Staff and Planning Staff have no objections to this proposed lease. Currently, the applicant has a concept design that is being worked on with an engineer. The applicant will submit a final design, and the lease area will be reduced in size at that time. The final lease area will be negotiated with City Staff.

Applicable Code:

7.40.030 - Land disposal map.

D. The City Planner shall provide public notice when real property is added to the land disposal map, or when the "Not Available" designation is proposed to be removed from an existing property. The notice shall:

- 1. Include the name of the proponent, the location of the property, the proposed use and project description, and information on how the public can comment on the proposal.*
- 2. Be posted on the property in a location visible and legible from the right-of-way, beginning thirty days prior to the Planning Commission delivering its recommendation to the City Council.*

3. *Be posted at City Hall, Cordova Public Library, and the Post Office beginning thirty days prior to the Planning Commission delivering its recommendation to the City Council.*
 4. *Be mailed to all property owners within three hundred feet of the perimeter of the subject property thirty days prior to the Planning Commission delivering its recommendation to the City Council.*
- E. No action shall be taken by City Council regarding the availability or disposal status of a property subject to the noticing procedures in [7.40.030\(D\)](#) until the end of the noticing period.*

7.40.060 - Methods of disposal.

- B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*
1. *Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
 2. *Invite sealed bids to lease or purchase the property;*
 3. *Offer the property for lease or purchase at public auction;*
 4. *Request sealed proposals to lease or purchase the property.*

VI. LEGAL ISSUES: Legal review of the lease agreement will be conducted prior to final approval by City Council.

VII. SUMMARY AND ALTERNATIVES: The applicant is requesting to lease a portion of approximately 101 square feet of Lot 11, Block 7, Original Townsite (in the main street parking lot) from the City to place its fuel tank, propane tank, and protective bollards for use by its business. The City Public Works divisions met with the applicant and Alaska Marine Lines (AML) to ensure that this placement would not interfere with the use of the parking area or access to the alleyway. This requested lease portion does not take away any parking spaces.

The Planning Commission must review the letter of interest and may make a motion to redesignate the requested portion from “Not Available” to “Available” on the land disposal maps and to recommend or not recommend the disposal of the requested portion of property to the City Council.

VIII. ATTACHMENTS:

- 1) Letter of Interest
- 2) Subject Property
- 3) Photo with Area Represented
- 4) Public Works Letter

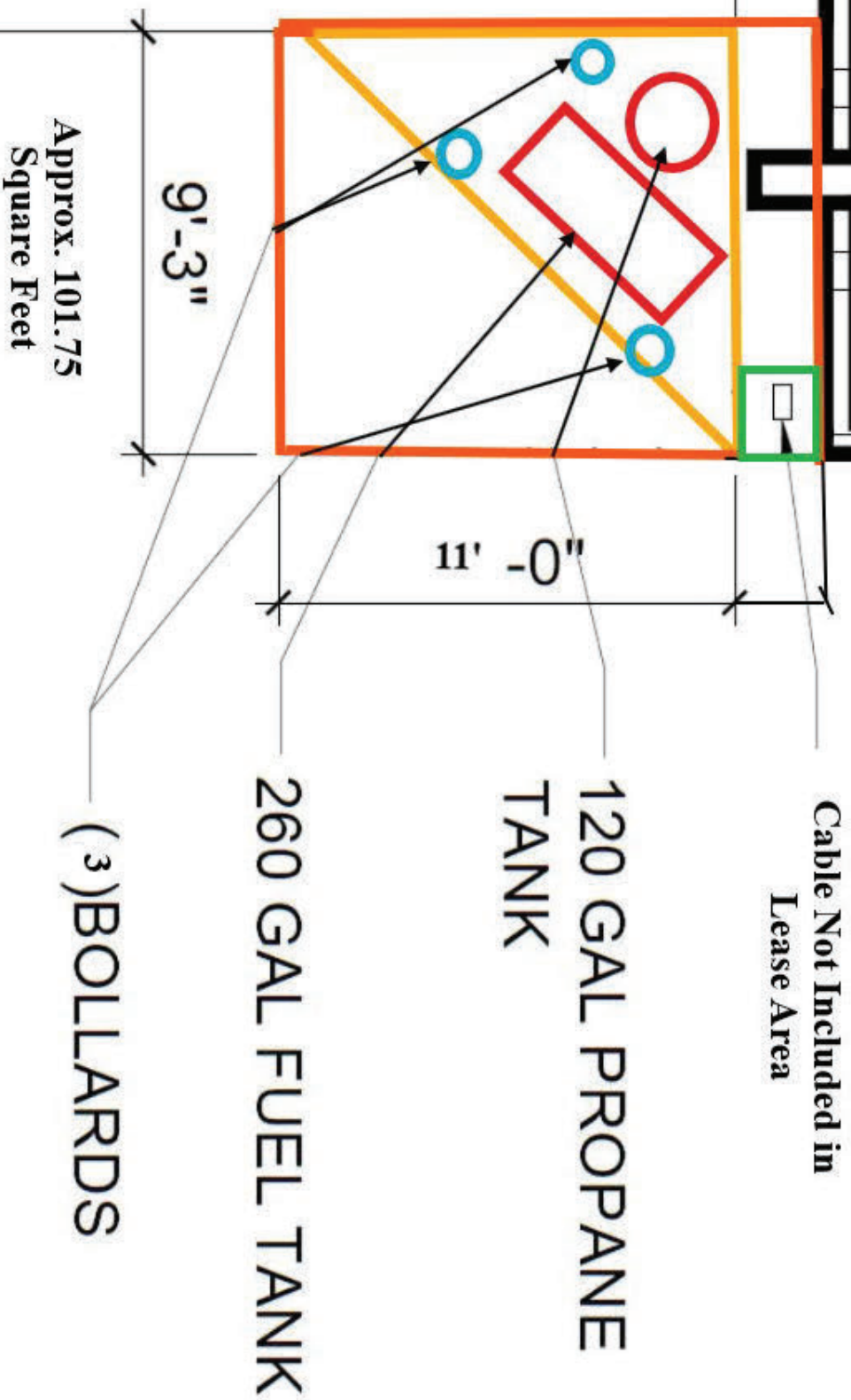
Copper River Brewing interested in leasing corner of city parking lot

From Christiana Routon <[REDACTED]>
Date Wed 6/17/2026 4:41 AM
To Sam Greenwood [REDACTED]
Cc Amanda Coward [REDACTED]; Kevin Johnson [REDACTED]; Curtis
Fincher [REDACTED]

Hi Sam,

Curtis and I (via Copper River Brewing) are interested in leasing the back left corner of the city owned parking lot adjacent to the Seaman's building, where it is already blocked off to allow AML to make the turn into the back alley. We intend to keep a 260 gallon fuel oil tank and a 120 gallon propane tank there. Curtis, Kevin and AML met on site to ensure this placement would not interfere with the AML trucks making their turn into the back alley to deliver freight to Nichols. If the lease goes through, bollards would be installed around the tanks. I will follow up before the planning meeting with a drawing on where exactly the tanks will sit in the lot, but they will fit entirely inside the 'no parking' area on the corner, so no parking spaces will be compromised. Let me know if this letter is enough to get on the next planning commission's meeting and I will call and pay the \$250.

Thanks!
Christiana



Council Ave

ATTACHMENT 2

Water Street

Subject
Property

First Street

Browning Ave

Second Street

ATTACHMENT 3



ATTACHMENT 4

CITY OF CORDOVA



June 30, 2026

Re: Copper River Brewing Letter of Interest for a portion of Lot 11, Block 7, OTS

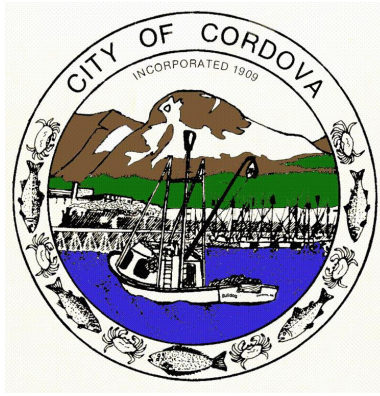
The Public Works Department was informed that Copper River Brewing was interested in leasing a portion of Lot 11, Block 11, OTS (Downtown Parking Lot) to place a propane tank and heating oil tank. The specific location requested was the most north easternly corner of the lot adjacent to the old Seamans building and the alleyway. These tanks would be used to heat and supply cooking fuel to the old Seamans building which is being remodeled into the new location for the brewery.

Public Works staff including the Refuse and Streets Supervisors and I met on site with Jake Holly from Alaska Marine Lines (AML) and Curtis and Christian Fincher the owners of the brewery. This site visit was to determine if the placement of these tanks would hinder access to the alleyway by city vehicles such as our dumpster trucks, or deliveries by AML's semi-trucks. Ultimately it was determined that the requested location and size of the tanks would not obstruct access to the alleyway.

Based on the information provided by the applicants and the outcome of the site visit, the Public Works Department does not have any objection to the City Council approving the lease of the requested portion of Lot 11, Block 11, OTS for the purpose of placing a propane tank and heating oil tank for use by the new brewery location. If approved, the Public Works Department will work closely with the applicants during the installation of the tanks to ensure that access to the alleyway is preserved.

Thank you,

Kevin Johnson
Public Works Director
City of Cordova
907-424-6220



AGENDA ITEM # 10b

Planning Commission Meeting Date: 07/14/2026

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, July 14, 2026

ITEM: Variance Request – Setback Reduction and Waiver of Off-Street Parking Requirement – Cecilia Stack

NEXT STEP: Decide Whether to Grant Variance

☐ INFORMATION
☒ MOTION

☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Decide Whether to Grant Variance
Applicant: Cecilia Stack
Address: 307 Browning Ave.
Legal Description: East 25 Feet of the West One-Half of Lot 17, Block 15, Original Townsite
Zoning: Low Density Residence District
Lot Area: 1,125 Square Feet

The applicant is demolishing the existing 100-year-old cabin structure and building a single-family home on the property. She is requesting that the front yard setback requirement for the single-family home be reduced from ten (10) feet to three (3) feet from the front lot line. The applicant is also requesting to have a stairway variance of zero (0) feet from the front and left (west) lot lines. This will allow the applicant to align the new doorway location with the preexisting stairway. She is also asking to have the off-street parking requirement waived.

If the variance is granted, the applicant would be able to build the home three (3) feet from the front property line, build steps zero (0) feet from the left lot line (west) and front lot line, and there would be no requirement to provide on-site parking.

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

“I move the Planning Commission grant the variance request by Cecilia Stack to reduce the front yard setback for the single-family home to three (3) feet, waive the off-street parking requirement, and to allow the stairs to be built with a zero (0) lot line setback from the front and side (west) lot lines. On the property known as East 25 feet of the West One-Half of Lot 17, Block 15, Original Townsite. And to adopt and incorporate the findings and conditions 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 variance can be granted with or without special conditions or denied.

III. FISCAL IMPACTS: The proposed new single-family home may increase the property tax revenue from this lot as a new home is likely to be assessed at a higher value than the existing structure.

IV. BACKGROUND INFORMATION: The applicant is requesting a variance on the property known as East 25 Feet of the West One-Half of Lot 17, Block 15, Original Townsite. In 1911, the original lot measured 45 feet by 100 feet and was then subdivided into portions. The applicant owns ¼ of the original lot from plat 1-11. This existing lot is currently 1,125 square feet in size. This lot was subdivided prior to the City's current zoning requirements and is a legal buildable lot.

The house that is on the lot is currently set back two (2) feet from the rear lot line, two (2) feet or less from the side lot lines, three (3) feet from the front lot line, and the deck and stairway are built over the front property line. The lot is elevated and currently accessible via the stairway from the right-of-way.

The applicant plans to demolish the home on the property, as it is over 100 years old and has reached the end of its useful life. She plans to leave the existing stairs leading to the property. This would require the applicant to tie into the existing stairway footprint to construct stairs on her property that would align with the new location of the front door. The applicant is trying to accommodate as many setbacks as possible for this build, which is greatly restricting the building footprint compared to the existing house.

Lot Size: 1,125 Square Feet

Buildable Footprint with Required Setbacks: 356.25 Square Feet

Requested Buildable Footprint: 450 Square Feet

Required Setbacks:

Front: 10 Feet

Left (West): 5 Feet

Right (East): 5 Feet

Rear: 11.25 Feet

Requested Setback for Home:

Front: 3 Feet

Requested Setback for Stairs:

Front: 0 Feet

Left (West): 0 Feet

Required Off Street Parking: 2 Vehicles

Requested Off Street Parking: 0 Vehicles

Staff recommends the Planning Commission grant the applicant's variance request. The applicant is taking a lot that is substandard and a structure that is nonconforming and, in good faith, is accommodating the City's zoning requirements where possible, except for the variance request. Allowing the variance request will

enable a new affordable single-family home to be constructed in Cordova on a lot that might otherwise go unused due to the hardships associated with building on the small lot. The Low Density Residence District currently allows a minimum lot size of 4,000 square feet. This lot is only 1,125 square feet. The minimum lot width currently allowed is 45 feet, and this lot is only 25 feet wide.

Minimum LDR:

Lot Size: 4,000 square feet

Lot Width: 45 Feet

Buildable Footprint: 2,236.15 square feet

Applicant's Property:

Lot Size: 1,125 square feet

Lot Width: 25 feet

Buildable Footprint: 356.25 square feet

The current minimum buildable footprint in this zoning district is 1,879.9 square feet larger than the applicant's footprint on her lot. Granting the variance request is in the City's interest, as it will allow a quality single-family home to be built on this lot. This lot was subdivided prior to the current zoning requirements and is legal and buildable.

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.

Applicable Code:

18.20.010 - Permitted uses.

The following uses are permitted in the R low-density district:

F. Required off-street parking.

18.20.030 - Lot area.

A. The minimum lot area in the R low-density district shall be four thousand square feet and the minimum lot width shall be forty feet.

B. The minimum lot area in the R low density district for dwellings shall be:

1. For a one—family dwelling, four thousand square feet per dwelling unit.

2. For a two-family and three-family dwelling, two thousand square feet per dwelling unit.

18.20.040 - Front yard.

There shall be a front yard in the R low density district of not less than ten feet from curb line.

18.20.060 - Side yard.

A. There shall be a side yard in the R low density district of not less than five feet. The minimum side yard on the street side of a corner lot shall be ten feet.

B. The following additional requirements shall apply to two-family and three-family dwellings in the R low density district:

In case the building is so located on the lot that the rear thereof abuts one side yard and front abuts the other, the side yard along the rear of the building shall have a minimum width of twelve feet and the side yard along the front of the building shall have a minimum width of eighteen feet.

18.64.020 - Variances.

A. An application for a variance shall be filed in writing and verified by the owner of the property concerned.

1. The application shall contain the following data with respect to the property and the applicant:

a. A legal description of the property involved,

b. Plot plans showing the location of all existing and proposed buildings or alterations, elevations of such buildings or alterations, and such other data as may be required,

c. Evidence of the ability and intention of the applicant to proceed in accordance with the plans within six months after the effective date of the variance;

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

Suggested Findings:

- a. *That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district.*

This criterion has been met.

The Low Density Residence District encompasses a wide range of properties; however, this lot is exceptionally small, measuring 25 feet by 45 feet. A minimum lot size in this district should measure approximately 45 feet by 89 feet. While the lot size does not meet the current 4,000 square foot minimum, it Qs subdivided prior to that requirement and so it is a legal buildable lot. The size of the property is an exceptional circumstance which does not generally apply to other properties in the same district. The proposed single-family home is modest in its design and makes the best use of the available property.

- b. *That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.*

This criterion has been met.

Adhering to the required setbacks would make the house's footprint impractical. The lot is 1,125 square feet in size, much smaller than the minimum lot size. The zoning code, with required setbacks, would allow a footprint of 356.25 square feet. The applicant requested a footprint of 450 square feet. Requiring the applicant to comply with the zoning code would impose an unnecessary hardship due to the lot's unique size when compared to other lots in the same zoning district.

- c. *That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.*

This criterion has been met.

Historically, this lot was one (1) of three (3) adjacent lots across which there were four (4) small buildings up to the property lines with a boardwalk connecting them. These buildings were all around 100 years old and nonconforming with current zoning regulations, with the boardwalk and stairways crossing the property line into the right-of-way. The neighbor to the east demolished one (1) building and received a variance to build a roof over the existing boardwalk, three (3) feet from the front property line. The neighbor to the west received a variance for an addition up to eleven (11) inches from the rear property line and three (3) feet from the right (east) property line.

The requested variance on the front of the lot is consistent with the previously granted variance for the neighbor to the east, which is three (3) feet from the lot line. The current structure is already nonconforming, and the proposed structure is less nonconforming and meets the setback requirements on three (3) sides of the lot. The neighbor to the west has stairs that go over the property line. The request is to have a zero (0) lot line on the left (west) and in the front yard, connecting to the preexisting stairway of the proposed single-family home.

The request to waive the on-site parking requirement is due to the small lot size. Historically, this lot has never had on-site parking, nor does the neighbor to the west. They both have the same small lot size and have been parking on the shoulder of the right-of-way.

Granting the proposed variance would enhance the property and make the area more desirable. There would be no detrimental impact on public health, safety, or welfare.

d. That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

This criterion has been met.

The 2019 Comprehensive Plan identifies that there is limited availability of land, new construction is expensive, and there is a limited stock of affordable housing.

In the housing goals, Goal A aims to increase the supply of affordable, high-quality housing that meets the needs of all residents (p.29).

Granting the proposed variances for this lot would enable the construction of a new single-family dwelling. This structure will help alleviate the housing shortage and increase the supply of affordable housing in the community. This is in line with Goal A of the Comprehensive Plan.

Strategy #2 notes that infill and densification should be encouraged to increase density in established residential areas. (p.24)

The development of this property makes use of land in the City that may have gone unused due to the hardships associated with its development. Building on this site, which has approximately 1,125 square feet, and then reducing that area by required setbacks leaves the applicant with approximately 356.25 square feet. If the variance is passed, the applicant would have 450 square feet of buildable area. The lot has a home on it currently that is past its useful life and needs to be demolished. The many hardships associated with this lot have made it undesirable to most. Reducing the setback requirement would enable infill and densification in this residential area, thereby meeting Strategy #2 in the Comprehensive Plan.

V. LEGAL ISSUES: The decision of the Planning Commission may be appealed to the Board of Adjustment.

VI. ALTERNATIVES: The Planning Commission may choose to grant the applicant's request or deny the request.

VII. SUMMARY: The applicant has requested the Planning Commission grant a variance on the East 25 Feet of the West One-Half of Lot 17, Block 15, Original Townsite to reduce the front setback from ten (10) feet to three (3) feet for the proposed new single-family home, to allow the stairway to have a zero (0) lot line setback from the front and left (west) lot lines, and to waive the off-street parking requirement.

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

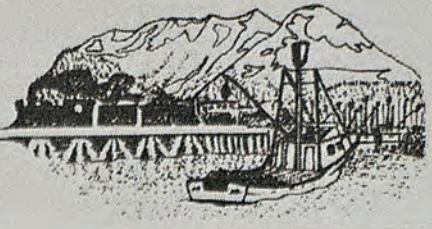
- 1) The applicant shall not remove the preexisting stairs in the right-of-way if they plan to use them for access to their property. Maintenance and repair of these stairs is approved; however, if they are demolished, they may not be reconstructed in the right-of-way, and another access point will need to

be developed on the applicant's property.

IX. ATTACHMENTS:

- A. Variance Application
- B. Subject Property
- C. Photos of the Subject Property

CITY OF CORDOVA



VARIANCE 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.	☒ Variance	\$250

APPLICANT INFORMATION

Name:	Cecilia Stack
Mailing Address:	
City/State/Zip:	
Phone Number:	
Email Address:	

OWNER INFORMATION

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

Only complete this section if owner is different from applicant.

PROPERTY INFORMATION

Address:	307 Browning Ave.
Legal Description:	East 25 feet of Lot Seventeen (17) of Block Fifteen (15), Orig. Plat City of Cordova.
Tax Lot No.:	82-273-317-B
Zone District:	Low Density Residential

Planning Department can assist if unknown.

REQUEST DESCRIPTION

Please describe your request in detail and identify which provision(s) of the code you are seeking a variance from.

This is a request for both a front yard setback variance and a variance for no off street parking. Currently there is a dilapidated house in dangerous disrepair. The original neighborhood consisted of four identical cabins built on one city lot. It could be considered a somewhat historic subdistrict of Railroad Era houses.

All of the original cabins were justified towards the front property line, and accessed by stairs from street level where a wooden boardwalk existed.

At some point in time, the city lot containing these cabins was subdivided into three individual lots. The two west most lots measure 25ft by 45ft deep, and each contain one cabin. The remaining eastern-most lot measures 50ft wide by 45ft deep and contained 2 of the original 4 cabins.

The new structure will conform to the side and back setbacks. As the lot is a quarter of a full city lot, it is only accessible on the front side by a set of stairs to a full porch. The existing front wall is 5ft back from the front property line. I would like to keep that variance along with the stair access to a porch entry that will be smaller than the existing one.

Historically, and like many of the homes of old Cordova, there was not off street parking. This is an exceptionally small lot with a proposed smaller house than at present. As access is only from the narrow dimension of the lot bordering Browning Avenue, a very steep street, seeking a variance for No Off-Street Parking seems reasonable.

With this application you must also include:

1. Plot plans showing the location of all existing and proposed buildings or alterations and the elevations of such buildings or alterations.
2. Evidence of the ability and intention to proceed in accordance with the plans within six months after the effective date of the variance.

Planning Department staff recommend that you provide any additional documents which will help the Planning Commission better understand the request, such as a cover letter, drawings, maps, or photographs.

VARIANCE CONDITIONS

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

CONDITION 1: There are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district.

The existing house placement on the lot has little to no snow shed area and even sheds onto the adjacent property. The proposed placement will alleviate this by reducing the footprint of the building..

CONDITION 2: The strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

Adhering to the setback requirements on the front side of the house is not practical. The hardship is created entirely by the unique, nonconforming dimensions of the lot.

The existing house as depicted in Existing Site Plan document, has 1.5 to 2ft distances to the property lines on the sides and back of the building. Seeking a variance of **3 ft** on the front property line would increase space on all sides and improve a cramped property and allow some backyard space where it has had none.

CONDITION 3: The granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

The granting of this variance will not cause material damage or predjudice to neighboring properties or right of ways. The new structure will create bigger side and back yards than there is at present and should safely shed snow within the lot lines, unlike the building to the west.
The removal of this very wet and dilapidated building and construction of a new and modern building will improve the surrounding area and increase the desirability of the neighborhood.

CONDITION 4: The granting of the variance will not be contrary to the objectives of the comprehensive plan.

The houses in this part of the neighborhood were built on substandard lots creating snow shed and accessibility problems. By granting this variance, a old, dilapitated building would be upgraded and much improved, increasing the safety and practicality of the building.

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: Cecilia Stack

Digitally signed by Cecilia Stack
Date: 2026.07.05 19:53:42
+07'00'

Date: 07/03/26

Print Name: Cecilia Stack

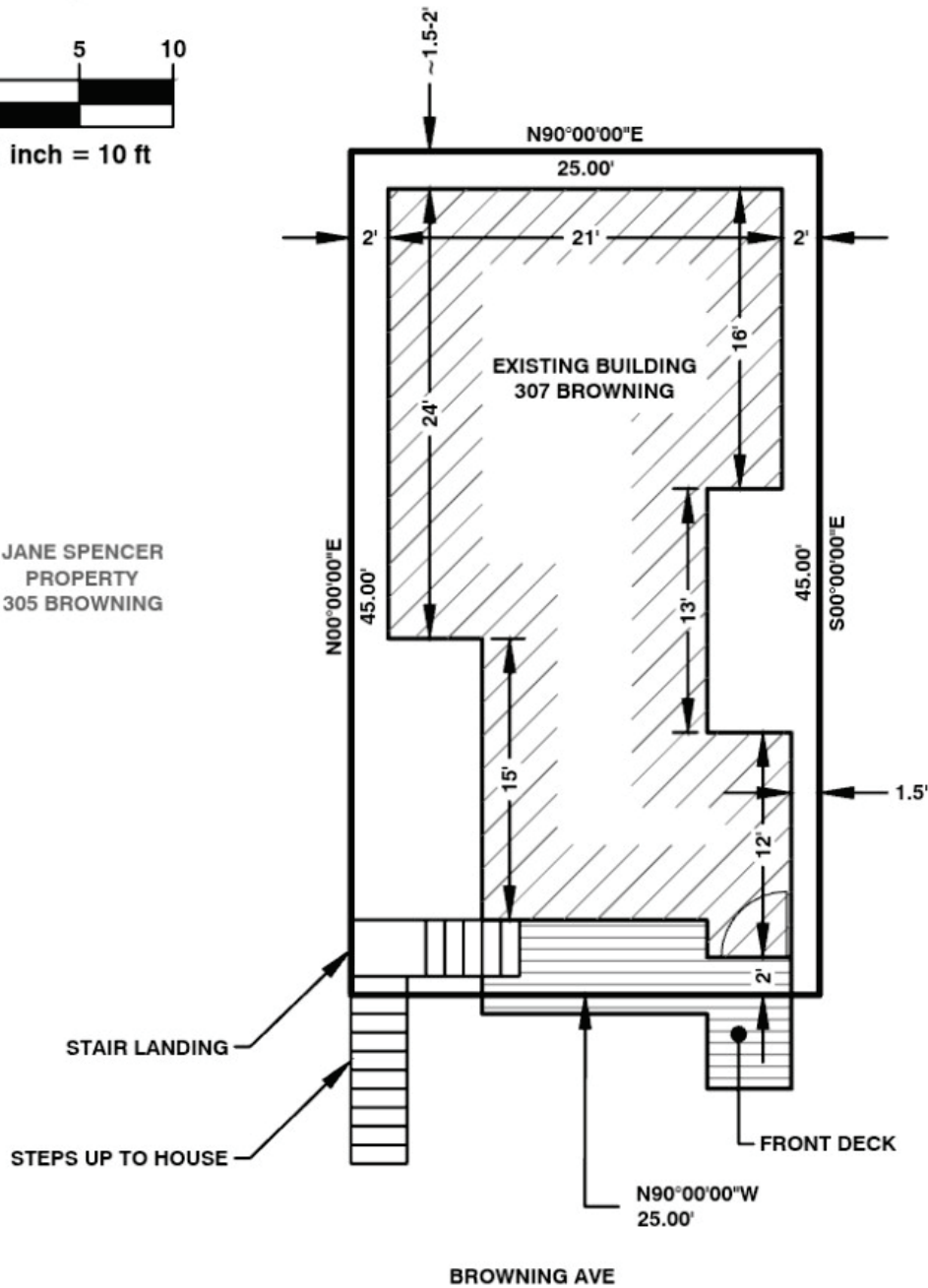


0 5 10
1 inch = 10 ft

SUE & HENK KRUTHOF
PROPERTY
519 4TH STREET

JANE SPENCER
PROPERTY
305 BROWNING

STACK / SOLOMON
PROPERTY
311 BROWNING



DWG No.

STACKSP1.DWG

DATE

07-06-2026

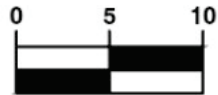
JOB #:

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SHEET

EXISTING SITE PLAN

EX1



1 inch = 10 ft

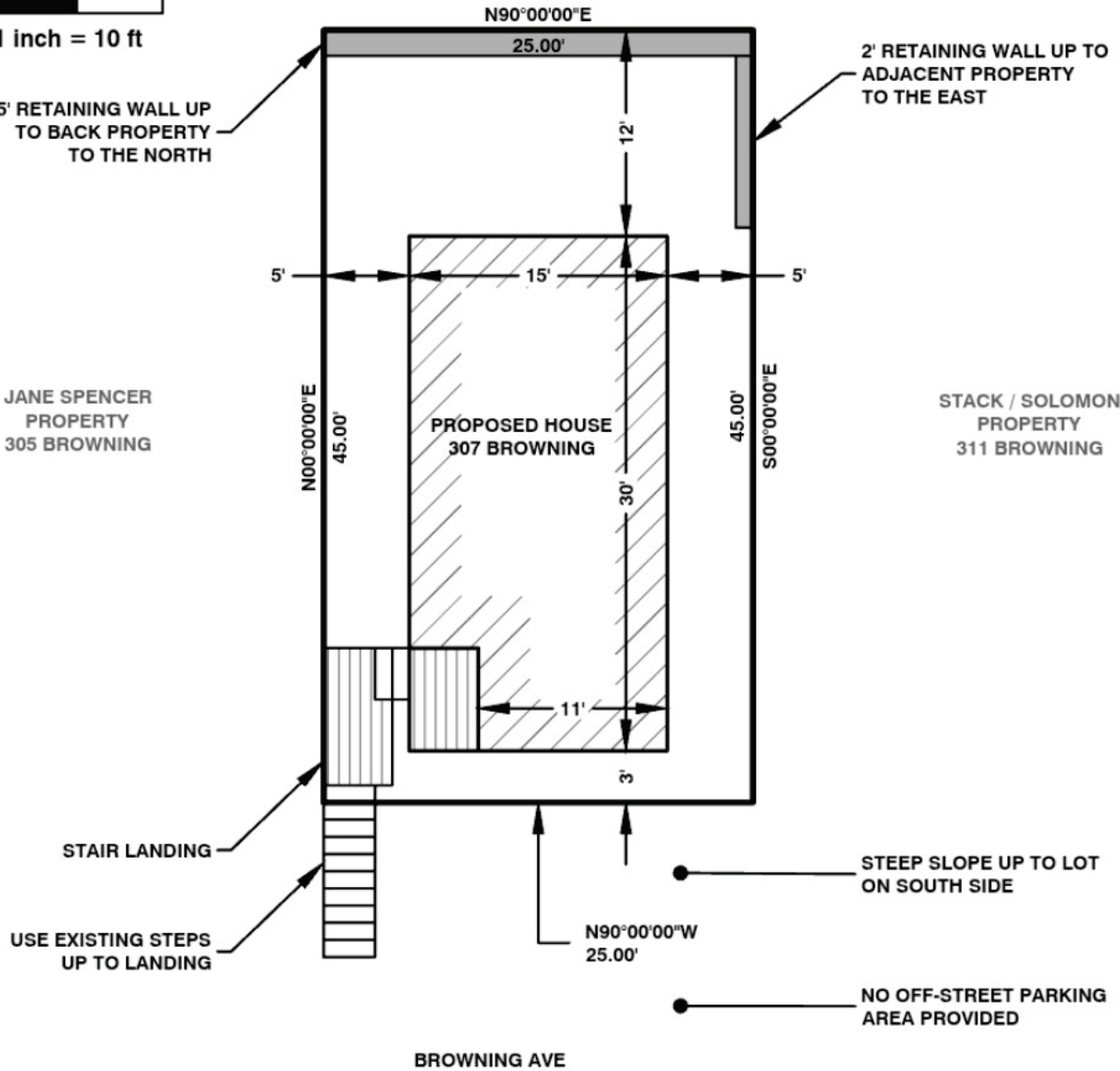
SUE & HENK KRUTHOF
PROPERTY
519 4TH STREET

5' RETAINING WALL UP
TO BACK PROPERTY
TO THE NORTH

2' RETAINING WALL UP TO
ADJACENT PROPERTY
TO THE EAST

JANE SPENCER
PROPERTY
305 BROWNING

STACK / SOLOMON
PROPERTY
311 BROWNING



DWG No.

STACKSP1.DWG

DATE

07-06-2026

JOB #:

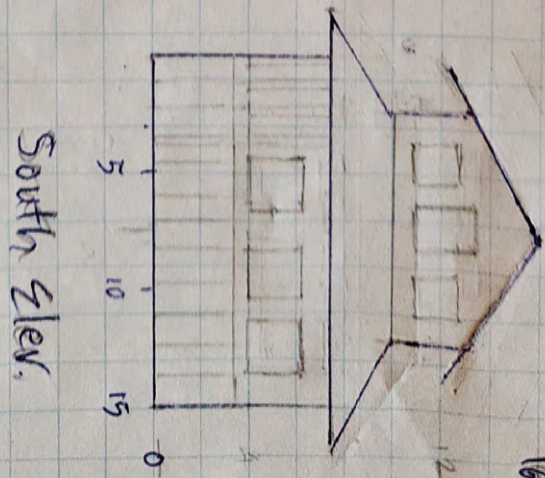
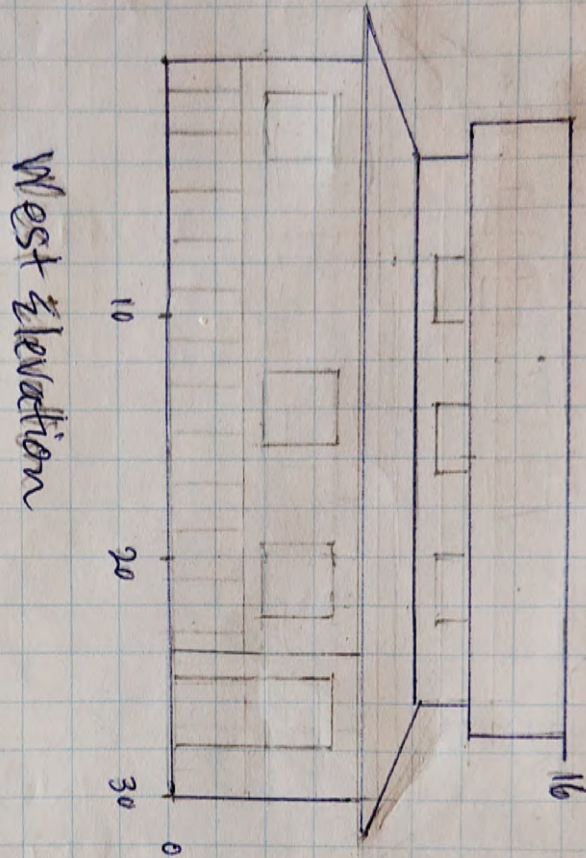
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SHEET

PROPOSED SITE PLAN

EX2

C. STACK Proposed Elevations 307 BROWNING AVE.



Third Street

Browning Ave

Subject Property

Fourth Street













