

**PLANNING COMMISSION REGULAR MEETING  
MARCH 10, 2020 AT 6:45 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B**

**Chair**

Tom McGann

**Commissioners**

Scott Pegau

John Baenen

Nancy Bird

Chris Bolin

Trae Lohse

Mark Hall

**City Planner**

Leif Stavig

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chair Tom McGann, Commissioners Scott Pegau, John Baenen, Nancy Bird, Chris Bolin, Trae Lohse, and Mark Hall

**3. APPROVAL OF AGENDA**

**4. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

**5. CORRESPONDENCE**

**6. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

a. Guest Speakers

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

**7. PLANNER'S REPORT .....Page 2**

**8. NEW/MISCELLANEOUS BUSINESS**

a. Permit 'Marine Education and Science Activities' as a Use on ASLS 2001-5.....Page 3

**9. PENDING CALENDAR**

a. March 2020 Calendar .....Page 14

b. April 2020 Calendar .....Page 15

**10. AUDIENCE PARTICIPATION**

**11. COMMISSION COMMENTS**

**12. ADJOURNMENT**

# Planner's Report

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 3/4/20  
**Re:** Recent Activities and Updates

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- Signing checks as needed.
- 2020 City Budget completed and online. Great resource for people to learn more about city government.
- No April Regular Meeting; need to schedule Special Meeting for later in March.
- Mark and Nancy attended Planning Commissioner Training. Leif attended conference. It would be great to have commissioner representation at full conference in the future.
- Ongoing direct negotiations with Sheridan Joyce.
- Heavy office traffic as people are planning projects for the construction season.
- Prepared packet for Planning Commission Regular Meeting.
- Three building permits issued so far for 2020. Total for 2019: 29.



**AGENDA ITEM # 8a**  
**Planning Commission Meeting Date: 3/10/20**

**PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Planning Staff  
**DATE:** 3/4/20  
**ITEM:** Permit 'Marine Education and Science Activities' as a Use on ASLS 2001-5  
**NEXT STEP:** Decide Whether to Permit Additional Uses

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INFORMATION  
 MOTION  
 RESOLUTION

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**I. REQUEST OR ISSUE:**

Requested Actions: Decide Whether to Permit Additional Uses  
Legal Description: ASLS 2001-5  
Zoning: Conservation District  
Lot Area: 5.21 acres  
Attachments: Location Map  
Letter from Prince William Sound Science Center with drawings

The Prince William Sound Science Center (PWSSC) is requesting the Planning Commission permit the use of their lot for their new campus at Shelter Cove as it is currently zoned in the Conservation District which allows the Planning Commission to permit additional uses.

**II. RECOMMENDED ACTION / NEXT STEP:**

“I move that the Planning Commission permit ‘marine education and science activities’ as a permitted use on ASLS 2001-5.”

### III. FISCAL IMPACTS:

Economic development from the expansion of PWSSC.

### IV. BACKGROUND INFORMATION:

When the city sold ASLS 2001-5 to PWSSC in 2018, the zoning of the parcel under the Conservation District was discussed and it was determined that the proposed use of the lot was consistent with the zoning and allowable under section F of the code section below. The attached letter describes the uses for which PWSSC intends to develop the lot. Planning staff propose using the language ‘marine education and science activities,’ as that is language used in a different zone district and it sufficiently covers PWSSC’s proposed uses.

#### **Applicable Code:**

*18.16.010 - Permitted uses.*

*The following uses are permitted in the C district:*

- A. General gardening and farming, including all types of agriculture and horticulture, kennels, small animal farming, poultry raising and similar uses;*
- B. Accessory buildings and uses;*
- C. Private park or open—space recreation use;*
- D. Off-street parking;*
- E. Churches; provided, that no part of any building is located nearer than fifty feet to any adjoining street or property line;*
- F. The city planning commission may, after proper notice and public hearing, permit additional uses as exceptions in this district where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the comprehensive city plan and zoning ordinance.***

#### **Suggested Findings:**

*“...such uses are deemed essential or desirable to the public convenience or welfare”*

The city determined that the development of the property as proposed by PWSSC is in the best interest of the city when the city sold them the property. There has been a lot of public support for the development of the property throughout the land disposal process. The property is deed restricted for public uses only, so any current or future development of the lot must be for the benefit of public use.

*“...in harmony with the various elements or objectives of the comprehensive city plan and zoning ordinance.”*

PWSSC is mentioned several times in the comprehensive plan as a partner for the city. The expansion of PWSSC will support many of the goals of the comprehensive plan, such as “increasing the number of year-

round jobs.” The future land use map in the comprehensive plan identifies this area under “community facilities,” which identifies intended land uses for “community and non-profit services and facilities.”

The proposed development of the property is also consistent with the zoning of the property as the Conservation District currently allows several high-impact uses such as agriculture and associated buildings, and churches.

**V. LEGAL ISSUES:**

N/A

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

**VII. SUMMARY AND ALTERNATIVES:**

N/A

Location Map





PO Box 705  
Cordova, AK 99574

907.424.5800  
pwssc@pwssc.org

[pwssc.org](http://pwssc.org)

February 5, 2020

Mr. Leif Stavig, City Planner  
City of Cordova  
PO Box 1210  
Cordova, AK 99574

Subject: Planning Commission Approval of PWSSC New Campus at Shelter Cove

Dear Mr. Stavig,

Pursuant to City Code para 18.16 and our recent discussions, on behalf of the Prince William Sound Science Center I hereby request the City Planning Commission's approval to construct a new 3-building campus on the Science Center's 5 acre parcel at Shelter Cove, currently zoned "C, Conservation District".

*Para 18.16.010.F : The city planning commission may, after proper notice and public hearing, permit additional uses as exceptions in this district where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the comprehensive city plan and zoning ordinance.*

Per your suggestion, this letter is hereby submitted in lieu of a City Site Plan Review package.

The Science Center (including the Oil Spill Research Institute OSRI) has outgrown its current City-owned, leased pier-based facility adjacent to the Breakwater Fill Lot in the North Harbor and the new location will allow consolidation of eight other dispersed PWSSC spaces across the City onto one site. Community education/classroom space and "wet" research using running seawater will now be feasible at the New Campus site at Shelter Cove. Onsite parking and open air storage will also become realities. Utilities such as power, water, wastewater, and communications will be tied into existing infrastructure nearby and coordinated with the 2021 State DOT fish culvert/paving project on Orca Road.

The uses at the new property will be:



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Cordova, AK 99574

907.424.5800  
pwssc@pwssc.org

[pwssc.org](http://pwssc.org)

- Research (flora, fauna, water)
- Community programs & Education
- Lodging & Food service
- Mechanical assembly
- Administrative/clerical
- Minor equipment maintenance
- Storage (covered & uncovered)
- Passive recreation, hiking

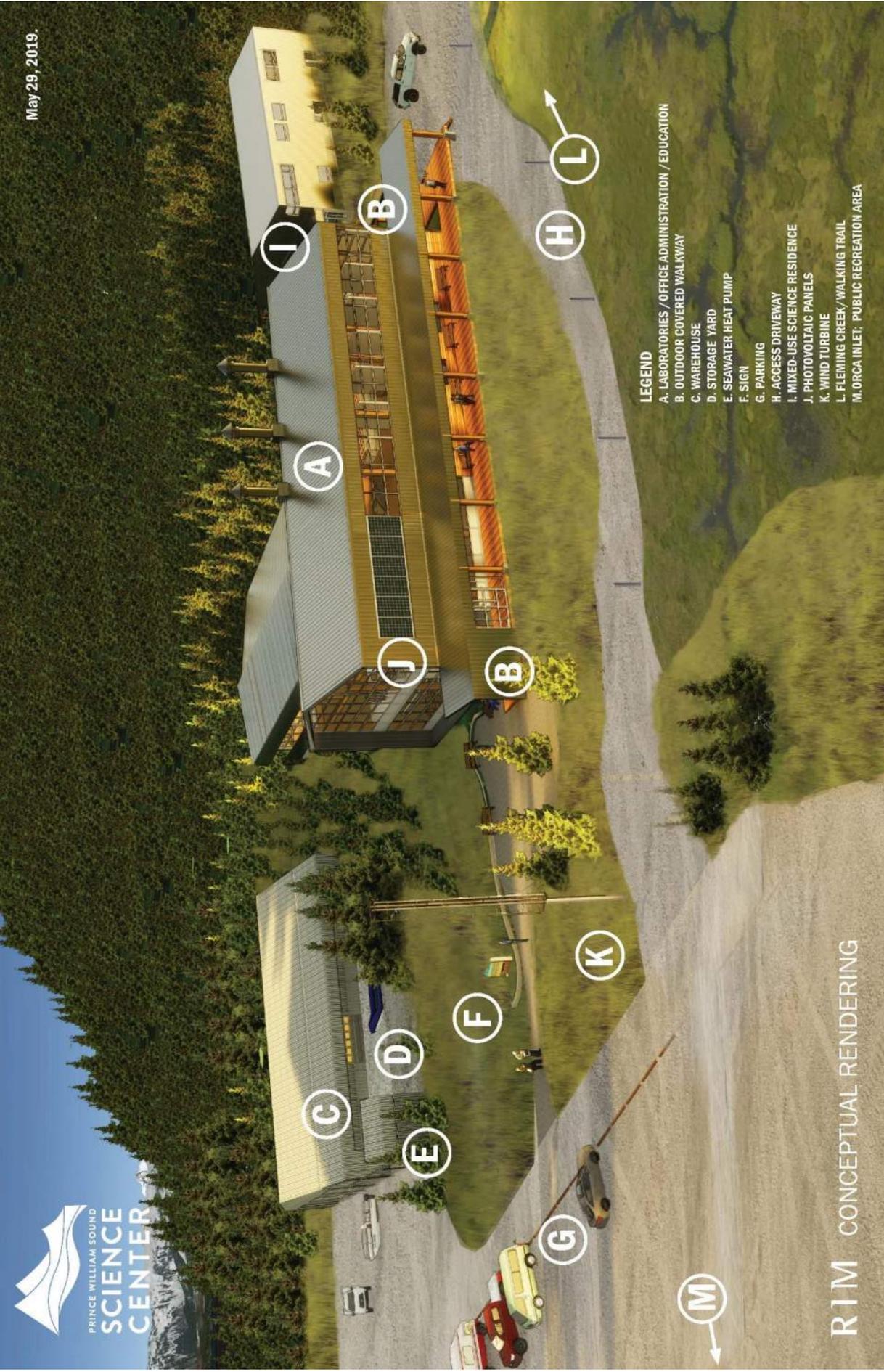
Attached are a site survey plan and conceptual renderings of the new Admin/Research/Education/Lab Building (2 story, 13,900sf), the Warehouse (1 story, 6,000sf), and the Bunkhouse/Dormitory (2 story, 6,100sf). The 35% design is now in-progress and will be ready by 01Jun20. Applicable permits will be obtained this Spring and Summer (City Building Permit, State Fire and Life Safety Review, etc). The PWSSC will then retain a design-build (DB) contractor to complete the 65% design and construct the buildings by 15Dec21.

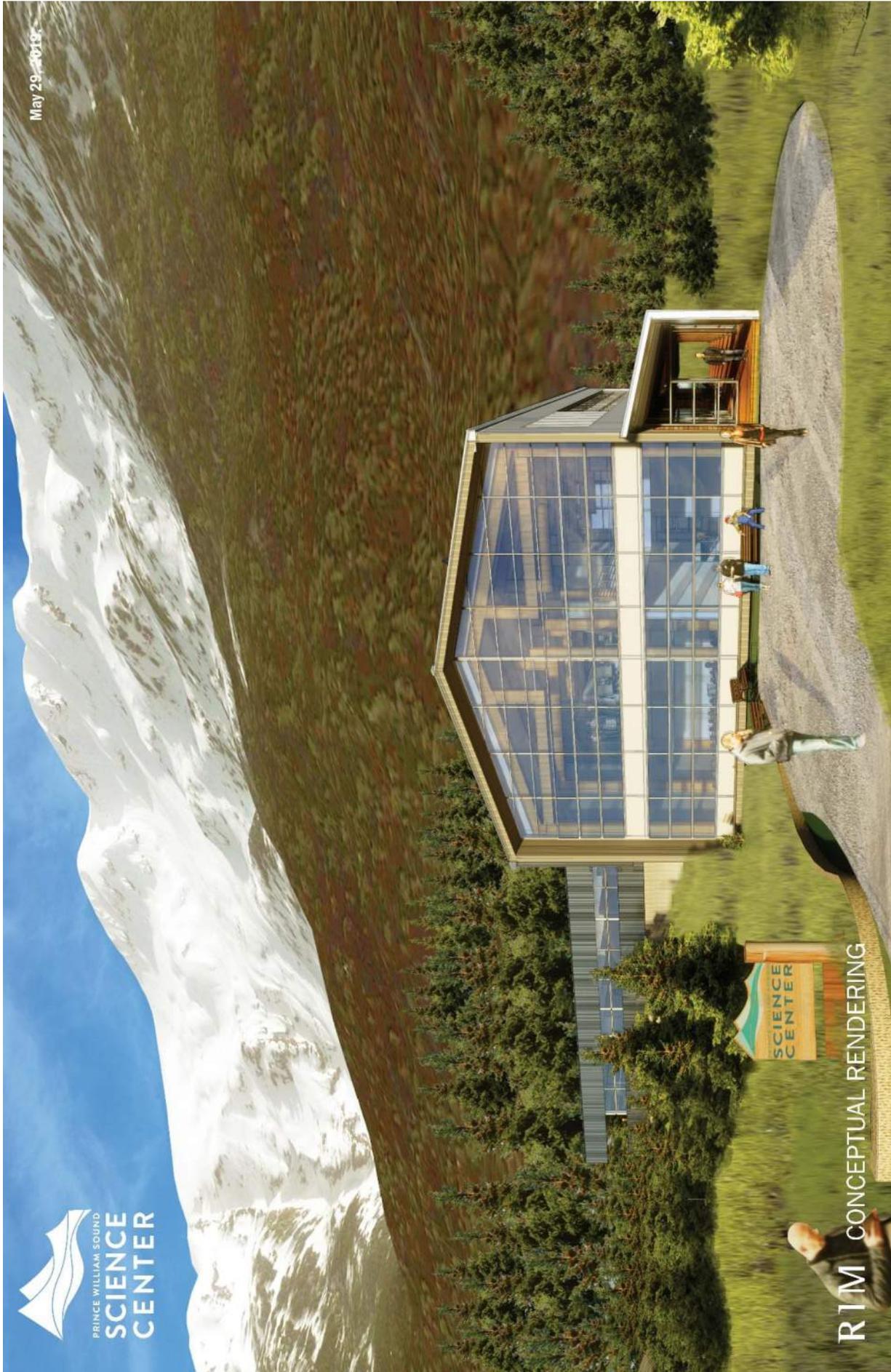
Please advise if more information is required to facilitate this request. Thank you for your assistance in this matter.

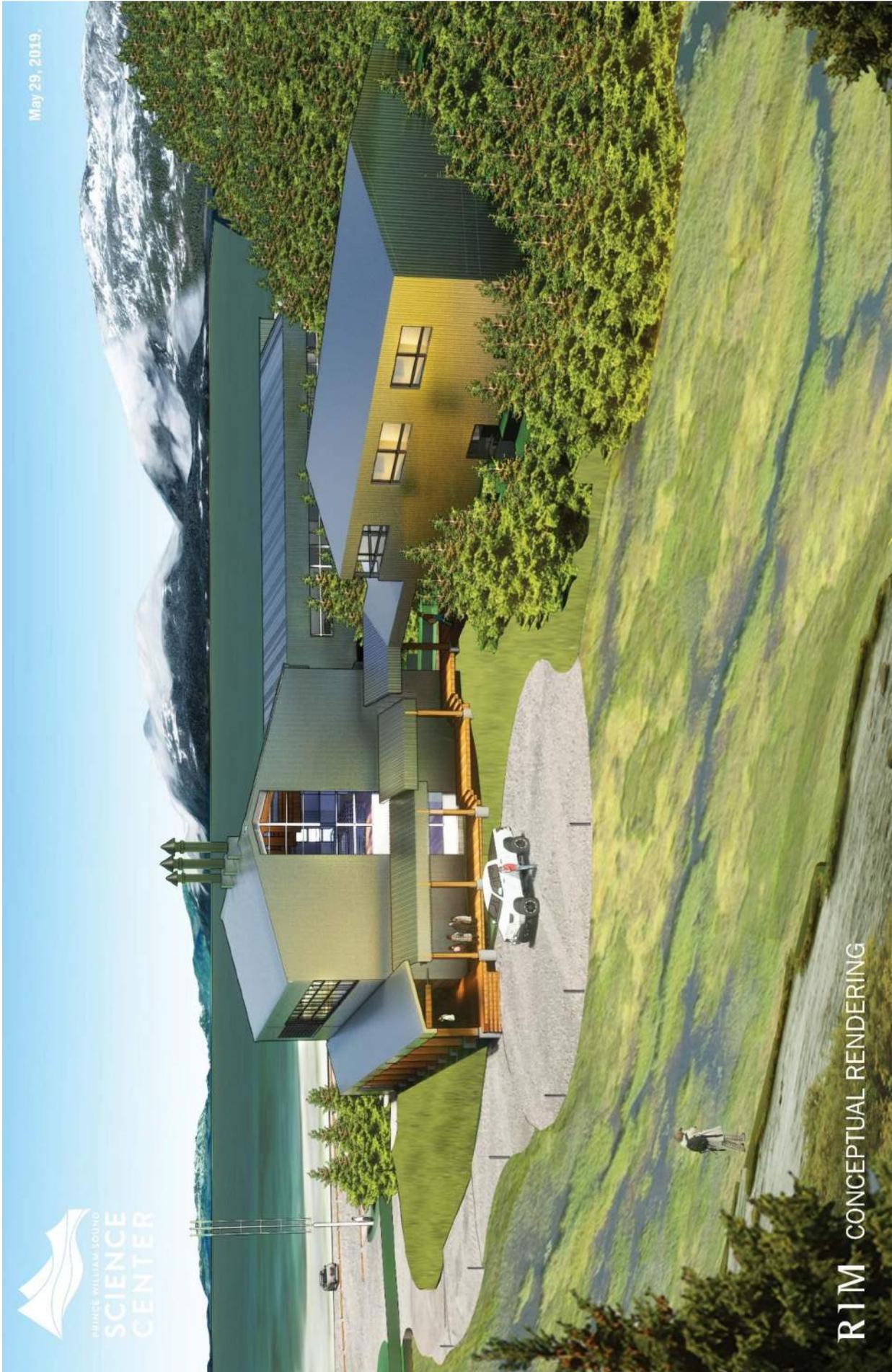
Sincerely,

A handwritten signature in blue ink that reads "Richard C. Rogers".

Richard C. Rogers, PE  
Project Manager PWSSC  
PO Box 705  
Cordova, Alaska 99574  
Cell 518.225.0703





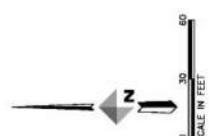
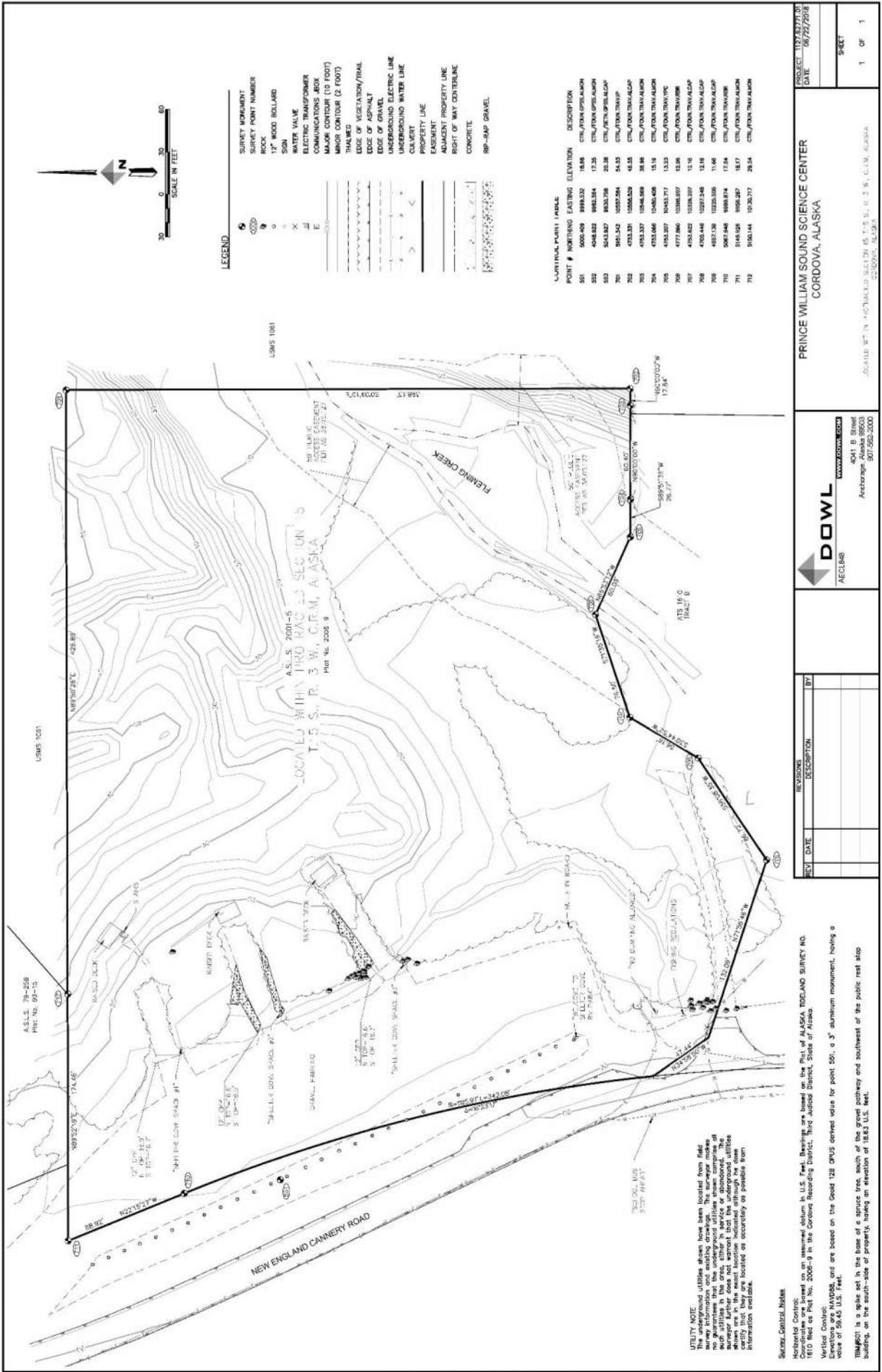




PRINCE WILLIAM SOUND  
SCIENCE CENTER

RIM CONCEPTUAL RENDERING

May 29, 2019.



**LEGEND**

- SURVEY MONUMENT
- SURVEY POINT NUMBER
- ROCK
- 12" WOOD BALLARD
- SIGN
- WATER VALVE
- X ELECTRIC TRANSFORMER
- COMMUNICATIONS JUNK
- MAJOR CONTOUR (10 FOOT)
- MINOR CONTOUR (2 FOOT)
- EDGE OF VEGETATION/TRAIL
- EDGE OF ASPHALT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- CALVERT
- PROPERTY LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- RIGHT OF WAY CENTERLINE
- CONCRETE
- 800-GAP GRAVEL

| VERTICAL CURVE POINT | POINT # | NORTHING | EASTING   | ELEVATION | DESCRIPTION          |
|----------------------|---------|----------|-----------|-----------|----------------------|
|                      | 581     | 5006.409 | 8999.332  | 16.86     | CON./TYPON/SPS./ALUM |
|                      | 582     | 4048.822 | 8662.584  | 17.35     | CON./TYPON/SPS./ALUM |
|                      | 583     | 5643.827 | 8531.796  | 20.38     | CON./TYPON/SPS./ALUM |
|                      | 701     | 5615.542 | 10287.284 | 54.53     | CON./TYPON/TH/ALUM   |
|                      | 702     | 4783.321 | 10285.829 | 48.33     | CON./TYPON/TH/ALUM   |
|                      | 703     | 4783.321 | 10285.829 | 38.88     | CON./TYPON/TH/ALUM   |
|                      | 704     | 4783.321 | 10285.829 | 15.19     | CON./TYPON/TH/ALUM   |
|                      | 705     | 4783.321 | 10285.829 | 13.33     | CON./TYPON/TH/ALUM   |
|                      | 706     | 4772.860 | 10388.897 | 12.86     | CON./TYPON/TH/ALUM   |
|                      | 707     | 4783.321 | 10388.897 | 12.16     | CON./TYPON/TH/ALUM   |
|                      | 708     | 4783.321 | 10287.548 | 12.16     | CON./TYPON/TH/ALUM   |
|                      | 709     | 4827.738 | 10225.906 | 11.66     | CON./TYPON/TH/ALUM   |
|                      | 710     | 5007.448 | 9888.874  | 17.84     | CON./TYPON/TH/ALUM   |
|                      | 711     | 5148.528 | 8968.287  | 18.17     | CON./TYPON/TH/ALUM   |
|                      | 712     | 5162.144 | 10320.777 | 28.54     | CON./TYPON/TH/ALUM   |

**UTILITY NOTE**  
The underground utilities shown have been located from field observations and are based on the record drawings. The utility locations shown are in the record location indicated although no guarantee is made as to the accuracy of the utility locations shown. The utility locations shown are based on the record drawings and are based on the record drawings and are based on the record drawings.

**Survey Control Notes**  
Horizontal Control: Coordinates are based on an assumed datum in U.S. Feet. Bearings are based on the Plat of Alaska, TOLAND SURVEY NO. 1815 filed on Feb. No. 2008-9 in the Coroner Recording District, Third Judicial District, State of Alaska.  
Vertical Control: MANDRA, and are based on the Geoid 128 DRUS derived value for point 501, a 3" aluminum monument, having a value of 59.45 U.S. Feet.  
Tangent is a spike set in the base of a spruce tree, which is the ground utility end and southeast of the public rest stop building, on the northeast of property, having an elevation of 18.8 U.S. Feet.

**DOWL**  
7AECL188  
www.dowl.com  
4041 B Street  
Anchorage, Alaska 99503  
907.562.2000

| REV. | DATE | REVISIONS | DESCRIPTION | BY |
|------|------|-----------|-------------|----|
|      |      |           |             |    |

**PRINCE WILLIAM SOUND SCIENCE CENTER**  
CORDOVA, ALASKA

PROJECT: 11972971.00  
DATE: 06/22/2018

SHEET: 1 OF 1

# 2020 MARCH

| Sunday | Monday  | Tuesday   | Wednesday  | Thursday   | Friday | Saturday |
|--------|---|---|--|--|--------|----------|
| 01     | 02  | 03  | 04<br>7:00 PM - City Council Regular Meeting<br>(Cordova Center Rooms A & B) | 05   | 06     | 07       |
| 08     | 09<br>6:30 PM - Planning Commission Regular Meeting<br>(Cordova Center Rooms A & B) | 10<br>7:00 PM - Harbor Commission Regular Meeting<br>(Cordova Center Room B)<br>7:00 PM - School Board Regular Meeting<br>(High School Library) | 11   | 12   | 13     | 14       |
| 15     | 16  | 17  | 18<br>7:00 PM - City Council Regular Meeting<br>(Cordova Center Rooms A & B) | 19   | 20     | 21       |
| 22     | 23  | 24  | 25   | 26<br>6:00 PM - CCMC Board Regular Meeting<br>(CCMC Conference Room) | 27     | 28       |
| 29     | 30<br>City Closed - Seward's Day  | 31<br>6:00 PM - Parks and Recreation Commission Regular Meeting<br>(Cordova Center Rooms A & B)   | 01   | 02   | 03     | 04       |
| 05     | 06  | 07  | 08   | 09   | 10     | 11       |

# 2020 APRIL

| Sunday | Monday | Tuesday   | Wednesday   | Thursday   | Friday | Saturday |
|--------|--------|---|---|--|--------|----------|
| 29     | 30     | 31  | 01<br>7:00 PM - City Council Regular Meeting<br>(Cordova Center Rooms A & B)  | 02   | 03     | 04       |
| 05     | 06     | 07  | 08<br>7:00 PM - Harbor-Commission Regular Meeting<br>(Cordova Center Room B)<br>7:00 PM - School Board Regular Meeting<br>(High School Library) | 09   | 10     | 11       |
| 12     | 13     | 14  | 15<br>7:00 PM - City Council Regular Meeting<br>(Cordova Center Rooms A & B)  | 16   | 17     | 18       |
| 19     | 20     | 21  | 22  | 23   | 24     | 25       |
| 26     | 27     | 28<br>6:00 PM - Parks and Recreation Commission Regular Meeting<br>(Cordova Center Rooms A & B) | 29  | 30<br>6:00 PM - CCMC Board Regular Meeting<br>(CCMC Conference Room) | 01     | 02       |
| 03     | 04     | 05  | 06  | 07   | 08     | 09       |